

**ORDINANCE NO. 25-14**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 17  
(STREETS, SIDEWALKS AND SANITATION) & CHAPTER 25 (ZONING AND LAND  
DEVELOPMENT) OF THE REVISED GENERAL ORDINANCES OF THE CITY OF  
OCEAN CITY AS THEY PERTAIN TO CURB OPENINGS AND PARKING**

BE IT ORDAINED by the Mayor and Council of the City of Ocean City, County of Cape May, State of New Jersey, that the Administrative Code of the City of Ocean City is hereby revised to read as follows:

**SECTION 1.**

**§ 17-2.4. Curbs and Gutters.**

[Ord. #26-79, § 3; Ord. #94-19, § 3; Ord. #11-10, § 5]

The construction, reconstruction, repair or alteration of any curb shall conform to the following requirements:

- a. Workmanship. All workmanship will be done in a professional manner.
- b. Construction Details. Curbs shall be a minimum of eight (8") inches wide at the base, six (6") inches wide at top and eighteen (18") inches in depth. Open joints shall be provided in intervals of ten (10') feet and one-half (1/2") inch bituminous expansion joints every twenty (20') feet. At locations where a concrete curb abuts Portland cement concrete pavements, joints in the curb shall be placed to match the adjacent cement joints. A vertical front face shall be a minimum of six (6") inches and not to exceed eighty (8") inches. The rear top corner of this curb shall have a radius of one-half (1/2") inch and the front top corner shall have a radius of one and one-half (1 1/2") inches. Concrete gutter shall be required when the slope of the road is less than one-half of one percent (0.5%) as determined by the City Engineer. When concrete gutter is required, the gutter shall be a minimum of eighteen (18") inches wide, eight (8") inches thick and joints in the gutter shall be placed to match the curb. Curb and two (2) pour curb and gutter cross-sections shall be as shown in Figures 1 and 2. Monolithic curb and sidewalk with all other design standards to remain the same may be permitted at the approval of the City Engineer or his designee.
- c. Materials and Methods of Construction. Curb shall be constructed of Class B concrete having a maximum slump of four (4") inches at time of placement. Cement shall be Type I-air entrained. Fine and coarse aggregate shall conform to the Standard Specifications. Coarse aggregate shall be three-fourth (3/4") inch or five-eighth (5/8") inch size. Methods of construction shall conform to Section 605 of the above noted specification.
- d. New Curbing. All new curbing shall be constructed adjoining full street and avenue frontage of new residential or commercial development.
- e. Curb Opening. Curb opening shall be permitted at the discretion of the City Engineer and in accordance with Subsection 25-1700.11.11. Permit request shall include a scale drawing of the proper curb opening and driveway area. No curb openings shall be permitted for new development where a lot can provide vehicular access to off-street parking areas from a rear public alley without the prior formal approval of the Ocean City Zoning Board of Adjustment or except as permitted by Ordinance. Curb openings shall be depressed to a point one and one-half (1 1/2") inches above the street surface.
- f. Care of Adjacent Paving. Care of adjacent asphalt or concrete gutter shall be the sole responsibility of the owner and/or contractor. Any required repairs to adjacent paving must be performed in accordance with § 17-1 of this chapter. Restrictions related to road openings detailed in § 17-1 shall also apply to the installation of curb and two (2) pour curb and gutter.

It is recognized that there currently exist a number of curb openings which are no longer used or necessary within the City of Ocean City. The City Engineer shall have authority to inspect existing curb openings and determine their utility. If the City Engineer decides that any existing curb opening no longer serves a useful purpose and the access established by the curb opening is no longer necessary, he shall notify the adjoining property owner and request the curb opening to be closed. In the event the adjoining property owner refuses to close the curb opening, the construction for same may be undertaken by or on behalf of the City of Ocean City pursuant to the requirements established in Subsection 17-2.10 below.

## SECTION 2.

### **§ 25-300.1. Encroachments in Front Yards, Rear Yards and Side Yards.**

[Ord. #94-16, Appx. A; Ord. #99-20, § 5; Ord. #02-19; Ord. #02-29, § 20; Ord. #02-36, § 10; Ord. #03-12, § 6; Ord. #04-13, § 5; Ord. #08-12, § 5; Ord. #09-28, §§ 2,10; Ord. #11-21, § 5; Ord. #13-07, § 6; Ord. #13-12, § 4; Ord. #13-24, §§ 2, 3; Ord. #13-32, § 3; Ord. No. 14-04 § 7; Ord. #14-29 § 2; Ord. #14-36 § 6; Ord. #2016-13 § 2]

- a. No encroachments shall be permitted within the minimum required front yard, side yard or rear yard setback areas except as follows:
  1. Front Yard. The following front yard encroachments shall be permitted:
    - (a) Steps and landings, or terraced walkways providing access only to the lowest floor, shall be permitted to extend to within six inches (6") of the front property line or right-of-way, but shall not extend past the nearest edge of the existing sidewalk or sidewalk line established for the subject block. A terraced walkway shall:
      - (1) Be constructed of brick, stone or other maintenance-free material. Concrete and unfaced concrete block is not permitted.
      - (2) Have not more than two (2) risers between landings.
      - (3) Provide landings extending at least three feet (3') in the direction of travel.
    - (b) Flagpoles.
    - (c) Awnings provided they project not more than five feet from the building except in the On-Boardwalk Zone where the projection of a retractable awning may be up to 10 feet. The bottom of the awning shall be a minimum seven feet and not higher than 12 feet above grade. Awning supports are not permitted within the required yard, or in the public right-of-way. No signs, merchandise, banners, flags or other material shall be attached to the bottom of an awning. [Amended 12-12-2019 by Ord. No. 19-15]
    - (d) Porte Cocheres. These may be constructed across the sidewalks in front of any hotel, motel or apartment house containing fifty (50) rooms or more provided they do not exceed twelve feet (12') in length or width along the curblin and have a clearance of at least seven feet (7') above the sidewalk grade.
    - (e) Roof eaves and gutters provided they do not exceed eighteen inches (18") in width.
    - (f) Parking in all single-family and two-family zones when the rear yard does not abut a public alley, except for dwellings existing prior to the effective date of this ordinance where, although the lot abuts an alley, the rear yard is inaccessible by a motor vehicle due to the location of the principal building.
    - (g) Ramps for handicapped access to the first floor, built to current UCC and ADA standards not to exceed four feet (4') in width, shall be permitted to extend to a point that is six inches (6") from the front property line or right-of-way, but shall not extend past the nearest edge of the existing sidewalk or sidewalk line established for the subject block. Said ramps and/or landings shall be constructed and landscaped so as to be visually compatible with the existing streetscape.
    - (h) Fences as permitted by § 25-1700.14 of this Ordinance.
    - (i) Architectural projections such as bay windows may extend into the required front yard not more than eighteen inches (18"), and shall not exceed a total length that is one-third (1/3) of the width of the front facade, except in the Gardens 75/4500 Zone where the projection shall be limited to a length of fifteen feet (15') or one-third (1/3) of the width of the front facade, whichever is less. Said architectural projections shall not be permitted to extend from a garage.
    - (j) Driveways.
    - (k) Garden arbors, where permitted shall comply with the following requirements:
      - (1) Garden arbors shall not exceed a height of ten feet (10') or a footprint greater than twenty (20) square feet.

- (2) Garden arbors shall be setback a minimum of four feet (4') from the front property line.
  - (3) Garden arbors shall be anchored as required by code.
  - (4) A building permit is not required for a Garden arbor; however, a Zoning Permit is required.
  - (5) Garden arbors are not permitted in the rear yard of bayfront, lagoon or oceanfront lots.
- (1) Platforms and steps providing access to elevated electrical meters.

### **SECTION 3.**

**§ 25-300.12.4. Off-Street Parking.** [Ord. #90-18, § 1; Ord. #94-16, Appx. A; Ord. #02-19; Ord. #08-12, § 5; Ord. #09-28, § 3; Ord. #11-21, § 6; Ord. #12-20, § 3; Ord. #13-12, § 10; Ord. #13-36, § 6; Ord. #14-04 § 8]

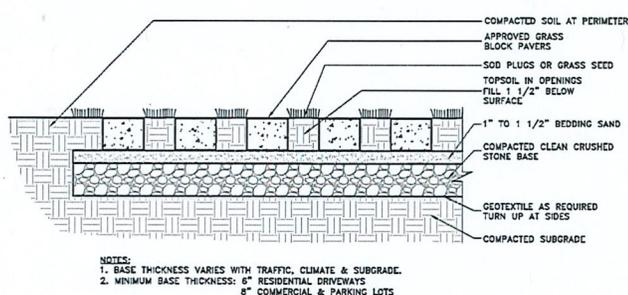
- a. General. Off-street parking spaces shall be provided as further specified in this ordinance. All off-street parking spaces, except for those accessed from an alley, including passageways, driveways and turning areas shall be provided with a dustless, durable, all-weather parking surface clearly marked for parking spaces and adequately drained in accordance with § 25-1700.22 of this ordinance. Parking spaces accessed from an alley may utilize crushed stone, crushed shell, porous paving, paver blocks or other materials as may be found suitable by the City. Driveway aprons are required pursuant to Subsection 25-1700.11.9 and § 25-1700.12 of this ordinance. **[Amended 6-11-2020 by Ord. No. 20-08]**
- b. Exemptions. None of the off-street parking facilities as required in this Ordinance shall be required for any existing building or use not now conforming to these requirements, unless said building or use shall be enlarged by creating additional living space, additional dwelling units, additional commercial space or by changing the use as defined herein of the building in which case the provisions of this Ordinance shall apply.
- c. Illumination of Commercial Parking Spaces. All parking areas and appurtenant passageways and driveways serving commercial uses shall during their season or period of operation be illuminated as required by § 25-1700.19 of this Ordinance during the hours between sunset and sunrise. After 10:00 p.m. throughout the entire lot, forty percent (40%) of lights in parking areas shall remain lighted until sunrise. Adequate shielding shall be provided by commercial uses to protect adjacent residential zones from the glare of such illumination and from that of automobile headlights.
- d. Parking in Required Yards and Open Spaces.
  1. No parking of motor vehicle shall be permitted within the front yard and other open interior spaces for lots having a rear yard access except in the DB Drive-In Business District. For dwellings existing prior to the effective date of this ordinance where, although the lot abuts an alley, the rear yard is inaccessible by a motor vehicle due to the location of the principal building and for residential lots having no rear yard access, such as lagoon lots, beach front lots or other lots not accessible by alley due to its configuration, parking in the front yard and/or the side yard, shall be permitted, provided a minimum of eighteen feet (18') is available between the front property line and any structure to provide sufficient space for vehicles to park without overhanging the public sidewalk, and further provided the buffer provisions contained in Subsection 25-1700.11.5, and the setback requirements contained in Subsection 25-300.12.4.e are met. These provisions notwithstanding, no camper, RV, travel trailer, house trailer, mobile home, or self-propelled housing unit shall be parked in any front yard.
  2. One (1) single boat or sailboat may be parked in the front yard on any lot in the residential zone district which has no rear yard access such as lagoon lots, beach front lots, or lots not accessible by alley. Parking of boats and sailboats in these areas, however, shall be subject to the following restrictions:
    - (a) They must be at least four feet (4') from any side property line;
    - (b) They must be at least four feet (4') from any structure;

- (c) They must be parked or stored perpendicular to the curbline;
  - (d) No portion of the boat or sailboat or trailer on which they sit may encroach upon any public right-of-way, including sidewalks;
  - (e) If boat covers or custom made canvas covers are used they must be tightly secured to the boat or sailboat;
  - (f) Except for a single period of one week or less duration a boat or sailboat may be parked in these areas only during the period September 15th to May 15th.
- e. Setbacks for Driveways and Parking Areas. [Amended 12-12-2019 by Ord. No. 19-15; 10-26-2023 by Ord. No. 23-24]
- 1. Except as otherwise noted, off-street parking spaces for commercial, multifamily and mixed uses shall not be less than four feet (4') from the established property line or within four feet of any structure.
  - 2. On lots up to thirty feet (30') in width off-street parking spaces for commercial, multifamily and mixed-use shall not be less than one foot from the established property line.
  - 3. Off-street parking spaces for residential uses (single-family and duplex) shall not be less than one foot (1') from the established property line or any structure.
  - 4. Except for the driveway, said parking setbacks are buffer areas and shall be landscaped to provide permeable surfaces. No aisles or parking spaces shall be permitted within these buffer areas. Entrance and exit drives, however, may traverse said buffer areas.
  - 5. A street-facing garage door shall be located at least eighteen feet (18') from the public right-of-way, except on existing homes that do not meet this setback requirement, and where such homes are elevated to comply with BFE requirements.
  - 6. The minimum distance between a driveway or parking space and a swimming pool is four feet (4').
- f. Shade and Shrubbery Requirements. Off-street parking areas which provide parking for ten (10) or more vehicles shall be provided with shade trees or shrubs of a type and size approved by the Shade Tree Committee. The shade trees or shrubs shall be located in a planned manner within the parking lot area in quantity equal to not less than one (1) shade tree for every five (5) parking spaces and with shrubbery at the periphery of the parking lot to form a living wall not higher than two feet (2').
- g. Parking Requirements for Mixed Uses. In the case of mixed uses, the parking facilities required shall be the sum of the requirements for the various individual uses, computed separately in accordance with this Ordinance; parking facilities for one (1) use shall not be considered as providing the required parking facilities for any other use.
- h. (Reserved)<sup>1</sup>
- i. Stacked Parking. Parking spaces for any residential unit may be placed in a "stacked" fashion, one behind the other, provided that each parking space is clearly designated and assigned to the dwelling unit it is intended to serve. "Stacked" parking shall be permitted for non-residential uses provided each parking space is clearly designated and the business owner/operator has established a vehicle management plan. [Amended 12-12-2019 by Ord. No. 19-15]
- j. Permeable Pavers. When approved as part of an Application for Development, or with approval by the City Engineer or his designee, permeable pavers may be installed in driveways and Parking Spaces. Acceptable permeable pavers include Techo Bloc Aquastone<sup>®</sup>, Nicolock Checker Block<sup>®</sup>, Nicolock Turfstone<sup>®</sup>, Aqua-Bric<sup>®</sup>, and Grasscrete<sup>®</sup> or approved equal. [Added 6-11-2020 by Ord. No. 20-08; amended 2-23-2023 by Ord. No. 23-02]
- 1. Prior to issuance by the City of a permit or final approval of a development application involving permeable pavers, the paver block design prepared by a licensed New Jersey engineer shall be approved by the City Engineer or his designee.
  - 2. Grass block pavers shall be installed in accord with manufacturer's specifications and as approved by the City Engineer or his designee. Permeable interlocking concrete paver

installation shall be in accordance with the U.S. Department of Transportation Federal Highway Administration guidelines.

3. Grass block pavers shall be grass filled with either sod plugs or a minimum two (2) inches of screened topsoil, fertilizer and grass seed.
4. The Grass Block Paver Detail below provides guidance regarding installation of grass block pavers that may be superseded by manufacturer's specifications, the City Engineer or his designee.
5. Prior to paver installation, the developer shall submit certification from a licensed New Jersey Engineer, Planner or Architect demonstrating that the sub-base has been installed in accord with applicable specifications.
6. Prior to acceptance of the completed paver installation, or issuance of a certificate of occupancy, the site shall be inspected and approved by the City Engineer or his designee.

#### GRASS BLOCK PAVER DETAIL



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1. Editor's Note: Former Subsection h, Residential Parking Requirement, was repealed 6-11-2020 by Ord. No. 20-08.

- k. Motor Vehicles Signage to Apply. The provision of Title 39 of the Revised Statutes of New Jersey shall, pursuant to N.J.S.A. 39:5A-1, et seq., be made applicable to all street-level parking areas, if provision is made for over fifty (50) vehicles.
- l. Truck Berths. In addition to the parking lot requirements in the preceding section, truck berths for loading and unloading of goods and materials shall be provided. Any building or outdoor area used for business, industry, storage, hospital or other nonresidential purposes which needs to be serviced regularly by trucks shall have truck berth facilities on the premises in accordance with the following:

Gross Floor Area and Outdoor Area Used (square feet)	Required Number of Truck Berths
Up to 20,000	1
Greater than 20,000 and up to 40,000	2
Greater than 40,000 and up to 100,000	3
Each additional 60,000	1 additional

Two (2) or more establishments which are adjacent to each other may combine their gross floor area and outdoor areas for the purpose of determining the minimum number of truck berths required when adjacent establishments utilize truck berths jointly.

The size of a truck berth shall be a minimum of forty-five feet (45') long and twelve feet (12') wide.

Driveways, aisles, loading platforms and other areas required to make a truck berth usable shall not be included in the minimum area required for a truck berth itself.

A clear height equal to a minimum of fourteen feet (14') shall be provided for each truck berth and for each truck access way between public streets.

- m. Loading and unloading space, with proper access from a street or alley, shall be provided on any lot on which a building for trade or business is hereafter erected or substantially altered.

**SECTION 4.**

**§ 25-300.12.6. Access to Parking Areas, Loading and Unloading Spaces.** [Ord. #02-19]

Vehicular access to off-street parking areas, loading and unloading spaces shall be provided via the public alley only, wherever such public alley adjoins the subject lot and is accessible by a motor vehicle. Curb cuts on a public street intended to provide such access shall only be permitted when the subject lot does not adjoin a public alley. An exception to this requirement shall be for dwellings existing prior to the effective date of this ordinance where, although the lot adjoins a public alley, it is inaccessible by a motor vehicle due to the location of the principal building.

**SECTION 5.**

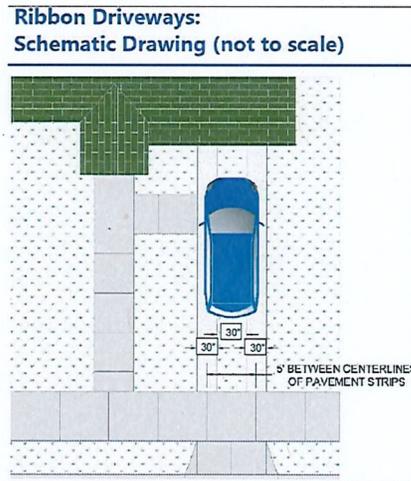
**§ 25-1700.11.10. Access Drives for Single- and Two-Family Dwellings.** [Ord. #09-28, § 11; Ord. #11-21, § 10; Ord. #2016-26 § 4; amended 6-11-2020 by Ord. No. 20-08]

Access drives for single- and two-family dwellings shall have a minimum width of nine feet (9') and utilize concrete aprons without curb returns regardless of size or location.

- a. Alley Lots. Driveway access shall be from the alley for all lots adjoining an alley, except for dwellings existing prior to the effective date of this ordinance where, although the lot adjoins an alley, the rear yard is inaccessible due to the location of the principal

building. On lots up to 39.9 feet in width, such drives shall have a maximum width of thirty feet (30'); except on lots forty feet (40') or greater in width, the maximum permitted driveway width is thirty-six feet (36'). [Amended 10-26-2023 by Ord. No. 23-24]

- b. Non-Alley Lots. For lots having no rear yard access, such as lagoon lots, beach front lots and other lots not accessible from an alley due to its configuration, maximum driveway width shall be 24 feet.
- c. All such drives shall conform to the setback and impervious coverage requirements of this Ordinance.
- d. Paved driveways shall comply with Subsection 25-1700.9 of this Ordinance.
- e. Driveways designed with permeable pavers shall comply with Subsection 25-300.12.4j of this Ordinance. [Amended 2-23-2023 by Ord. No. 23-02]
- f. Ribbon/concrete strip driveways shall be constructed in accord with the following specifications.
  1. Each driveway strip shall be a minimum of 30 inches in width and oriented perpendicular to the public right-of-way.
  2. Spacing between driveway strips shall be five feet on-center.
  3. The area between driveway strips shall be permeable.
  4. Pavement shall be in accord with the standards in § 17-2.5b of the City Code.



#### **SECTION 5.**

All ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.

#### **SECTION 6.**

If any portion of this Ordinance is declared to be invalid by a Court of competent jurisdiction, it shall not affect the remaining portions of the Ordinance which shall remain in full force and effect.

#### **Section 7.**

This Ordinance shall take effect in the time and manner prescribed by law.

\_\_\_\_\_  
Jay A. Gillian, Mayor

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Terry Crowley, Jr. Council President

The above Ordinance was introduced by the Council of Ocean City, New Jersey, at a meeting of said Council held on the 20<sup>th</sup> day of November, 2025, and was taken up for a second reading and final passage at a meeting of said Council held on the 18<sup>th</sup> Day of December, 2025 in Council Chambers, City Hall, Ocean City, New Jersey at 6:00 o'clock in the evening.

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Melissa G. Rasner, City Clerk



SCHEULE

PLANNING SOLUTIONS, LLC

*Community Development*

*Municipal Planning*

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*Zoning Codes*

*Redevelopment*

**CITY OF OCEAN CITY  
ORDINANCE NO. 25-14  
Master Plan Consistency Report**

**Introduction.**

Ordinance 25-14 “An Ordinance Amending and Supplementing Chapter 17 (Streets, Sidewalks and Sanitation) & Chapter 25 (Zoning and Land Development) of the Revised General Ordinances of the City of Ocean City as they pertain to curb openings and parking was introduced and adopted on first reading by City Council on November 20, 2025 and will be advertised according to law and scheduled for second reading and public hearing on December 18, 2025.

The “Municipal Land Use Law” provides the Planning Board with thirty-five (35) days from the referral date to prepare, review, adopt and transmit their consistency report regarding Ordinance 23-12 to City Council. NJSA 40:55D-26 describes the Planning Board’s responsibility regarding the master plan consistency review as follows:

*“ . . . the planning board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning those inconsistencies and any other matters as the board deems appropriate.”*

According to the “Municipal Land Use Law,” *development regulation means a zoning ordinance, subdivision ordinance, site plan ordinance, official map ordinance or other municipal regulation of the use and development of land, or amendment thereto adopted and filed pursuant to P.L.1975, c.291 (C.40:55D-1 et seq.).*

The statute requires that every zoning ordinance must “either be substantially consistent with the land use plan element and the housing plan element of the master plan, or designed to effectuate such plan element.” NJSA 40:55D-62a.

While formerly only zoning ordinances and amendments thereto were required to be submitted to the planning board, it is now clear from the wording in NJSA 40:55D-26 that all “development regulations” must be referred to the planning board for comment and report. The statute requires that every zoning ordinance must “either be substantially consistent with the land use plan and housing plan of the master plan, or designed to effectuate such plan elements.” The “Master Plan” referred to herein is the City of Ocean City Master Plan adopted February 3, 1988, and as subsequently amended.

**Ordinance Summary.**

Section 1 of Ordinance 25-14, amends §17.2.4 Curbs and Gutters to prohibit curb openings for new development where vehicular access can be provided via an alley.

Section 2 amends §25-300.1.a.1(f) by conditioning the allowance for parking in the front yard to include situations where vehicular access from the alley is obstructed by the principal structure.

Section 3 amends §25-300.12.4.d to permits parking in the front and side yard where the rear yard is inaccessible by a motor vehicle due to location of the principal structure.

Section 4 amends §25-300.12.6 to stipulate that vehicular access to parking spaces, loading and unloading areas is required via an adjoining alley, provided the lot is accessible from the alley. This section also provides an exception for existing dwellings where access via the alley is precluded by the principal building.

Section 5 amends §25-1700.11.10 to include an exception to utilize an alley for vehicular access where access is obstructed by the principal buildings.

**Analysis, Recommendation and Conclusion.**

As noted above the Planning Board's responsibility in terms of the master plan consistency review is to evaluate the ordinance with regard to the land use plan and housing plan and (1) identify any provisions in the proposed ordinance which are inconsistent with the Master Plan, and (2) make recommendations concerning those inconsistencies and any other matters as the Board deems appropriate.

In defining "substantial consistency" the Supreme Court in *Manalapan Realty v. Township Committee* made it clear that some inconsistency is permitted "provided it does not substantially or materially undermine or distort the basic provisions and objectives of the Master Plan."

Ordinance 25-14 has relevance to the following Master Plan Goals:

- *To encourage municipal actions which will guide the long-range appropriate use and development of lands within the City of Ocean City in a manner which will promote the public health, safety, and general welfare of present and future residents.*
- *To encourage coordination of the numerous regulations and activities which influence land development with a goal of producing efficient uses of land with appropriate development types and scale.*

Having considered Ordinance 25-14, the City Master Plan, and the pertinent statutory requirements contained in the Municipal Land Use Law, it is my professional opinion that Ordinance 25-14 is substantially consistent with the Ocean City Master Plan.

Ordinance 25-14

Master Plan Consistency Report

Recommendation #1 - §17.2.4 as proposed allows for the Zoning Board of Adjustment to formally approve exceptions to this section. The Planning Board may also exercise this authority in conjunction with review and approval of applications for development.

Recommendation #2 – §25-300.1.a.1(f) as proposed conditions the allowance for parking in the front yard to include situations where vehicular access from the alley is obstructed by the principal structure. Accessory buildings and structures may also preclude vehicular access from the alley.

Recommendation #3 – §25-300.12.4.d as proposed permits parking in the front and side yard where the rear yard is inaccessible by a motor vehicle due to location of the principal structure. Accessory buildings and structures may also preclude vehicular access from the alley. If parking is to be permitted in the side yard, the minimum 18-foot parking space should be stipulated.

Recommendation #4 – §25-300.12.6 as proposed stipulates that vehicular access to parking spaces, loading and unloading areas is required via an adjoining alley, provided the lot is accessible from the alley. This section also provides an exception for existing dwellings where access via the alley is precluded by the principal building. Since §25-300.12.6 is not exclusive for residential properties; the exception should address any existing structure that obstructs access.

Recommendation #5 - §25-1700.11.10 as proposed includes an exception requiring use of the alley for vehicular access where access is obstructed by the principal buildings. Accessory buildings and structures may also preclude vehicular access from the alley.

Respectively submitted,



Randall E. Scheule, PP/AICP

New Jersey Professional Planner License No. LI003666

November 21, 2025

**ORDINANCE NO. 25-15**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN AND  
AMENDING THE ZONING MAP ACCORDINGLY**

**WHEREAS**, in accordance with the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the “Redevelopment Law”), by Resolution 25-62-462, dated August 7, 2025, the Mayor and Council of the City of Ocean City previously requested the Ocean City Planning Board to undertake a preliminary investigation to determine whether certain property designated as Block 3306, Lot 1 on the Tax Map of the City of Ocean City and commonly known as 3313 Bay Avenue (the “Property”) qualifies as an Area in Need of Rehabilitation as defined by *N.J.S.A.* 40A:12A-14; and,

**WHEREAS**, on September 10 2025, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law at which hearing it determined that the Property qualifies as an Area in Need of Rehabilitation and recommended it as such to the Governing Body for the City of Ocean City for further legal action in accordance with the Redevelopment Law; and,

**WHEREAS**, on October 1, 2025, the Ocean City Planning Board adopted a resolution memorializing its September 10, 2025 recommendation; and,

**WHEREAS**, on October 9, 2025, by Resolution 25-62-508, City Council found and declared the Property to be an area in Need of Rehabilitation under the Redevelopment Law; and,

**WHEREAS**, a redevelopment plan for the Property dated October 10, 2025 has been prepared by Hyland Design Group and Harman Deutsch Ohler Architecture (the “Redevelopment Plan”); and,

**WHEREAS**, City Council desires to have the Planning Board review and comment upon the Redevelopment Plan and advise as to whether the Redevelopment Plan is substantially consistent with the Ocean City Master Plan, pursuant to the Redevelopment Law; and,

**WHEREAS**, subject to the receipt of the Planning Board’s recommendations concerning the Redevelopment Plan, City Council believes that the adoption of the Redevelopment Plan is in the best interests of the City and the redevelopment of the Property.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Ocean City, County of Cape May, State of New Jersey, as follows:

**Section 1.**

The recitals set forth above are incorporated herein and made a part hereof as if set forth at length.

**Section 2.**

Pursuant to *N.J.S.A.* 40A:12A-7(e), upon introduction of this ordinance on First Reading, City Council hereby refers the Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations and submit same to City Council within 45 days after referral, as required by the Redevelopment Law.

**Section 3.**

The Redevelopment Plan, which is on file with the City Clerk, is incorporated herein by reference and is contingent upon the receipt of the Planning Board’s recommendations, is approved and adopted pursuant to *N.J.S.A.* 40A:12A-7.

**Section 4.**

The Ocean City zoning ordinances and zoning map are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

**Section 5.**

The Mayor or his designee is hereby authorized to enter into a Memorandum of Understanding with THE HOW GROUP, the contract-purchaser of the Property, or its assignee, to serve as the Redevelopment Entity for purposes of implementing the Redevelopment Plan and exercising the power granted to a Redevelopment Entity under the Redevelopment Law.

**Section 6.**

All ordinances or portions thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

**Section 7.**

If any portion of this ordinance is declared to be invalid by a court of competent jurisdiction, it shall not affect the remaining portions of the ordinance which shall remain in full force and effect.

**Section 8.**

This Ordinance shall take effect in the time and manner prescribed by 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 20<sup>th</sup> day of November, 2025, and was taken up for a second reading and final passage at a meeting of said Council held on the 18<sup>th</sup> day of December, 2025, in Council Chambers, City Hall, 861 Asbury Avenue, Ocean City, New Jersey, at six o'clock in the evening.

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

**Redevelopment Plan  
for the Seaspray Rehabilitation Area,  
City of Ocean City  
Cape May County, New Jersey November 2025**

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## **I. Introduction**

This Redevelopment Plan is being adopted pursuant to the Local Redevelopment and Housing Law, ("LRHL") N.J.S.A 40A:12A-1 et seq, and provides the Governing Body of the City of Ocean City ("Governing Body") authority to proceed with the planning, development, rehabilitation and redevelopment of locations within the City of Ocean City declared to be an "Area In Need of Redevelopment."

On August 7, 2025, the Governing Body of the City of Ocean City ("City") by Resolution 25-62-462 directed the Planning Board to investigate whether certain locations within the City meet the criteria for designation as an "area in need of rehabilitation."

The Planning Board considered the City referral and presented its recommendation in the form of a Resolution. On October 9, 2025, based upon Planning Board's recommendation, the Governing Body adopted Resolution No. 25-62-508 designating Block 3306, Lot(s) 1, (the "Rehabilitation Area") as a Non-Condensation Rehabilitation Area.

The City now wishes to adopt a Redevelopment Plan to facilitate the redevelopment or rehabilitation of the Rehabilitation Area. This Redevelopment Plan for the Seaspray Rehabilitation Area, City of Ocean City, Cape May County, New Jersey, November 2025 ("Redevelopment Plan") provides regulations while also providing broad opportunity to improve the economy, prevent further deterioration of distressed areas and promote the overall development of City.

## **II. Designation of Area and Plan Development**

### **A. Designation of the Rehabilitation Area**

Pursuant to N.J.S.A 40A:12A-1 et seq, by way of Resolution No. No. 25-62-508, adopted October 9, 2025, the Governing Body designated the following parcels, all within the City of Ocean City, an Area in Need of Rehabilitation:

Block 3306 Lot 1

### **B. Redevelopment Plan Preparation Process**

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any project in all or a portion of the Rehabilitation Area. This process, which is consistent with applicable state statutes, was followed by the City's Governing Body in the preparation of this Redevelopment Plan.

## **III. Statutory Requirements of Redevelopment Plan**

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment and/or rehabilitation of the designated area or portion thereof, including the proposed land uses and building requirements for the area. Specifically, N.J.S.A. 40A:12A-7 requires the following provisions:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the Rehabilitation Area.
3. An identification of any property within the Rehabilitation Area which is proposed to be acquired in accordance with this Redevelopment Plan.
4. Any significant relationship of this Redevelopment Plan to:
  - the Master Plans of contiguous municipalities;
  - the Master Plan of the County in which the municipality is located;
  - the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.); and
  - the local ordinances and master plan.
5. A housing inventory of all affordable housing units to be removed as a result of implementation of this Redevelopment Plan; and
6. A plan for replacement of any affordable housing removed in accordance with this

Redevelopment Plan, which had been occupied at any time within the 18 months, which are subject to affordability controls and which are identified to be removed as a result of the implementation of this Redevelopment Plan.

7. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

#### **IV. Description of Project Area**

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The Redevelopment Plan is applicable to the Rehabilitation Area identified as Block 3306 and Lot 1 as is listed in Section II above. This Rehabilitation Area is also known as the Seaspray Rehabilitation Area.

##### **A. Redevelopment Area Context**

On October 9, 2025, the Rehabilitation Area was declared an area in need of rehabilitation via Resolution No. 25-62-508.

##### **B. Existing Land Use**

The existing permitted uses for all parcels within the Rehabilitation Area are set forth in the City's Development Regulations and Zoning Ordinances. The Rehabilitation Area is currently improved.

#### **V. Statement of Goals and Objectives**

---

The City seeks to alleviate the conditions found in the Rehabilitation Area and support the use of property in a manner which will serve the public health, safety and welfare of the City and adjacent regions by eliminating those conditions that cause the area to be considered "in need of rehabilitation" To achieve these overall goals, the following goals and objectives have been established:

1. To eliminate those conditions that cause the area to be considered in need of rehabilitation," such as structures that are substandard, dilapidated, vacant, or exert an adverse influence on the area.
2. To stimulate private investment in the Rehabilitation Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation and redevelopment.
3. To make available a full range of benefits and inducements for the redevelopment of the Rehabilitation Area, including, federal, state, county and local government funding.
4. To foster public-private partnerships to accomplish revitalization of the Rehabilitation Area in a manner that best serves the needs of the community, strengthens the local economy and attracts residents to the area and contributes to the continuing vitality of the City.

#### **VI. Proposed Land Uses and Building Requirements**

---

This Redevelopment Plan shall supersede the existing zoning for the Rehabilitation Area set forth in the City Regulations and Zoning Ordinances. It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the City's Development Regulations and Zoning Ordinances and all other ordinances and regulations of the City not contravened in this Redevelopment Plan as permitted by N.J.S.A. 40A:12A-7(a)(2). The Property is located in the GW "34th Street Gateway" Zoning District.

Development of the Rehabilitation Area shall be governed by the following:

##### **A. Permitted Uses.**

Relief sought is a multi-family residential with no Commercial uses required as required by §25-205.10.3

##### **B. Accessory uses proposed (see §25-205.10.4.)**

1. Storage buildings.
2. Private swimming pool and outside showers.
3. Roof Recreational area and green roof.
4. Renewable energy systems.
5. Balconies on front, rear and side façade.
6. Roof top deck shall be permissible above the upper most habitable floor.

C. Bulk Standards.

**Schedule B**

Minimum yard, front 34 <sup>th</sup> St. balconies	35 feet
Minimum yard, front 34 <sup>th</sup> St. beach shower / storage	6.5 feet
Minimum yard, front 34 <sup>th</sup> St. Pool Deck from property line jog	7 feet
Minimum yard, front Bay Ave. balconies	5 feet
Minimum yard, front Bay Ave. Porte cochere	0 feet
Minimum yard, rear pool deck See §25-205.10.5	7.5 feet
Minimum yard, rear Unit decks See §25-205.10.5	15.5 feet
Maximum coverage, impervious See §25-205.10.5	86%

**Schedule D**

Maximum building height	
Flat Roof Surface	46.5 feet
Roof Deck	47.83 feet
Top Parapet	49.5 feet
Center Gable	54 feet
Corner Tower Turret	58 feet
Elevator Shaft Overrun	62.83 feet
Maximum number of stories See §25-205.10.5	4
Business Building Design	Not required since no commercial

**Accessory Structures**

Accessory Building Location § 25-300.15.e	Proposed to be closer to 34 <sup>th</sup> St than principal building
Accessory Size § 25-300.15.f	Storage Shed 290 sf Beach Shower 396 sf

Parking EV Credit	8 additional spots
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**Additional Variances Required**

Parking within 4' of Rear Yard § 25-300.12.4.e.1	1 foot
Parking not allowable in front yard § 25-300.1.a1(f)	7 spaces at 34 <sup>th</sup> Street
Shade and Shrubbery requirements. Parking areas with more than 10 spaces	Perimeter landscaping provided but not within

§ 25-300.12.4.f

the parking field and limited to just the rear yard

Maximum density  
§ 25-208.2.5.d

1.83 dwelling units per 2000 sf but no more than 43 Units.

Solid Fences front yard  
§ 25-300.1.a1(h)

5' masonry with 18" fence screening

### **Design Waivers**

§ 25-1700.22.6.d

Parking stall utilizing major circulation aisles

Parking Lot Landscaping Trees. 1 shade tree + 2 shrubs for each 5 parking spaces  
§ 25-1700-38.10a

Perimeter landscaping provided but not within the parking field and limited to just the rear yard

Parking Lot Landscaping  
4ft wide landscape isle

§ 25-1700-38.10c

### **D. Development Standards**

1. No affordable housing units on or offsite must be provided or credited as this development does not meet the criteria for the application of Affordable Housing.

### **E. Site Plan Requirements.**

Waiver from:

- m . off-site drainage plan of the entire watershed
- n. Centerline profiles of bordering streets and circulation aisles

### **F. Additional Requirements.**

### **G. Zero-Emission Vehicle Fueling and Charging Infrastructure.**

All development shall comply with the requirements of State law as set forth at N.J.S.A. 40:55D-66.20.

## **VII. Affordable Housing**

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The City does not anticipate the removal of any affordable housing units which are subject to affordability controls as a result of the implementation of this Redevelopment Plan. Because it is anticipated that no affordable housing units are to be removed due to the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

## **VIII. Property Acquisition**

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The Rehabilitation Area has been designated as a Rehabilitation Area. As a result, the LRHL does not authorize property acquisition by eminent domain. Therefore, no eminent domain is anticipated or enabled by this Redevelopment Plan.

## **IX. Relocation of Displaced Residents**

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This is a court ordered sale. The City shall be responsible for any relocation costs due to the City condemning the property from habitability.

## **X. Relationship of the Redevelopment Plan to Other Plans**

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### **A. Relationship to Master Plans of Contiguous Municipalities**

The Rehabilitation Area subject to this Redevelopment Plan is not located near any borders of any contiguous municipalities. As a result, these proposed within this Redevelopment Plan will have no impact on the Master Plans of any contiguous municipality.

### **B. Relationship to Cape May County Master Plan**

Cape May County recently adopted a Comprehensive Plan by way of Resolution #1-2022, adopted on January 20, 2022. The goals and objectives of this Redevelopment Plan are consistent with and support the following goals and objectives of the Cape May County Comprehensive Plan:

- Encourage municipalities to provide sufficient space for a variety of land uses, including but not limited to, space for commercial/residential development, public spaces and other community assets.
- Encourage municipalities to enact zoning that facilitates the development of a variety of housing types that meet the needs of a broad spectrum of the population.
- Encourage compact development footprints through redevelopment, infill, development, adaptive reuse, and mixed-use development concepts.

### **C. Relationship to State Development and Redevelopment Plan**

The State Development and Redevelopment Plan (“SDRP”) was adopted in 2001. In 2012, the State of New Jersey proposed a Strategic Plan to update the 2001 SDRP; however, the updated plan was never adopted. Therefore, the 2001 SDRP is the most current version.

The SDRP designates the Rehabilitation Area as a Regional Center (“RC”). The purpose of the SDRP is to provide for much of the State’s redevelopment of the RC area. One of the Policy Objectives for the RC area is the development of commercial, cultural, and civic centers, with multi-story and mixed-use buildings, shared parking, higher intensities, and a high proportion of internal trips on foot or by transit. This Redevelopment Plan furthers the foregoing goals of the RC designation by encouraging development of an underutilized parcel through strategic redevelopment and private investment.

Thus, this Redevelopment Plan furthers the State Development and Redevelopment Plan.

## **XI. Relationship of Redevelopment Plan to Municipal Development Regulations and City Master Plan**

This Redevelopment Plan is compatible with the goals of the City of Ocean City’s Master Plan, and is designed to effectuate the same. This Redevelopment Plan furthers the goals set forth in the Master Plan by redeveloping and rehabilitating underutilized areas and by encouraging both economic development and preservation of the City’s natural resources.

## **XII. Proposed Redevelopment Actions**

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### **A. Redevelopment Authority**

The City’s Governing Body shall act as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4(c) for purposes of implementing and carrying out this Redevelopment Plan. In doing so, the City’s Governing Body shall have the powers set forth in N.J.S.A. 40A:12A-15 and

40A:12A-22, and all other relevant statutes and regulations to effectuate all their duties and responsibilities in the execution and implementation of this Redevelopment Plan.

**B. Redevelopment Agreement**

Pursuant to N.J.S.A. 40A:12A-8, the City may select one or more redevelopers for the implementation of one or more redevelopment projects within the Rehabilitation Area as it deems necessary. All Redevelopment Agreements shall comport with the requirements of N.J.S.A. 40A:12A-9 and this Redevelopment Plan.

**XIII. Obligations of the Redeveloper**

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All property within the Rehabilitation Area must be developed in accordance with the requirements of this Redevelopment Plan, the City's Zoning and Land Development Ordinances and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). Any private Redeveloper(s) (an entity wishing to avail itself of the opportunities set forth in N.J.S.A. 40A:12A-1 et seq.) will be required to contact the Redevelopment Entity to present its proposal.

**XIV. Deviations From Provisions Of Approved Redevelopment Plan**

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Pursuant to N.J.S.A. 40A:12A-13, all applications for development pursuant to this Plan shall be submitted to the municipal planning board for its review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance adopted pursuant to the Municipal Land Use Law.

All applications requiring relief for deviations from this Plan or other City development ordinances shall be governed by the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., or any existing, or to be adopted, redevelopment plan for a specific site and/or project and/or project area. No deviations shall be granted that result in any of the following effects or conditions:

None.

**XV. Duration of Redevelopment Plan Restrictions**

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This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of thirty (30) years from the date of adoption.

The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, national origin or ancestry.

**XVI. Amendments to Approved Redevelopment Plan**

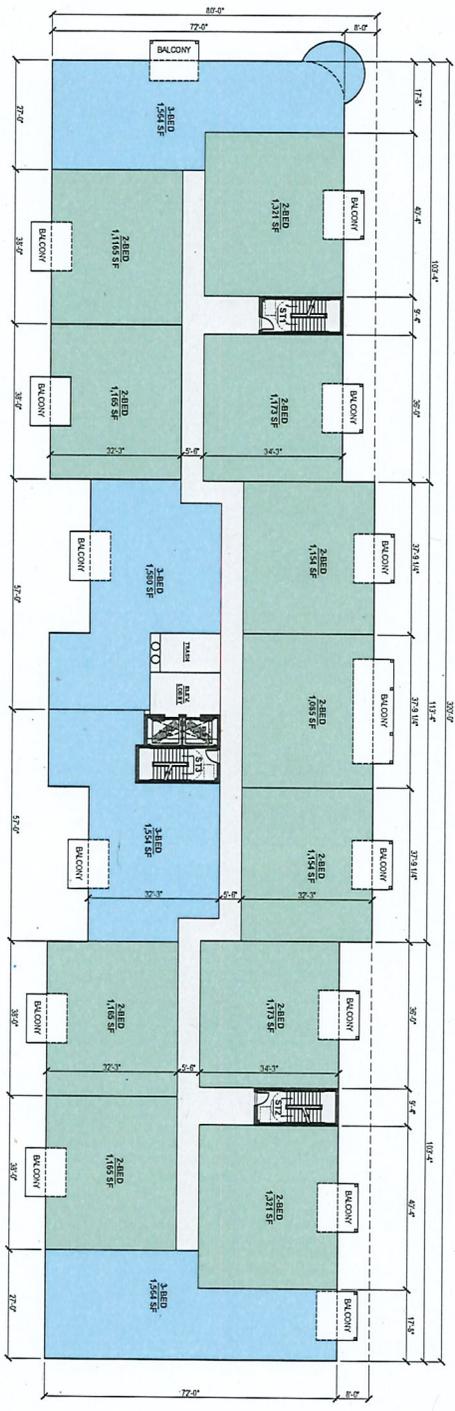
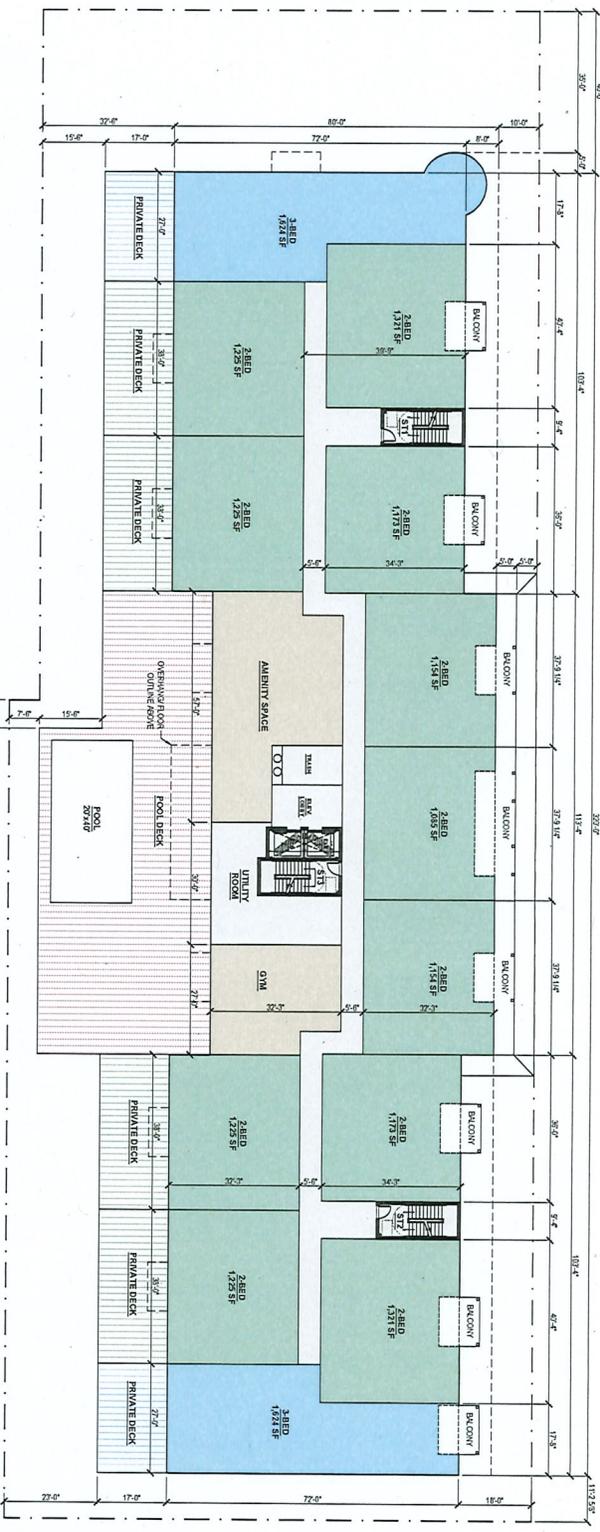
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This Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

# Block(s) and Lot(s)

34 <sup>th</sup> Gateway Zone	
BLOCK	LOT
3306	1





PROJECT SUMMARY: 3313 BAY AVENUE  
4 STORY BULKHEAD BUILDINGS

1ST FLOOR	1627 SF
2ND FLOOR	2221 SF
3RD FLOOR	2221 SF
4TH FLOOR	2221 SF
<b>TOTAL</b>	<b>8729 SF GFA</b>

TOTAL DWELLING UNITS: 43

FLOOR	1ST	2ND	3RD	4TH	TOTAL
2 BED	0	11	11	11	33
3 BED	0	2	4	4	10
	0	13	15	15	43

LEGEND:

[Blue Box]	1 BEDROOM
[Green Box]	2 BEDROOM
[Light Green Box]	3 BEDROOM
[Light Blue Box]	RESERVED FUTURE USE
[Light Yellow Box]	MECHANICAL/ELECTRICAL
[Light Purple Box]	GENERAL COMMON AREAS
[Light Orange Box]	ENTRANCE/LOBBY STAIRS
[Light Pink Box]	ENTRANCE/LOBBY STAIRS

# 3313 BAY AVE. OCEAN CITY, NJ

## SD1.0 SCHEMATIC PLANS

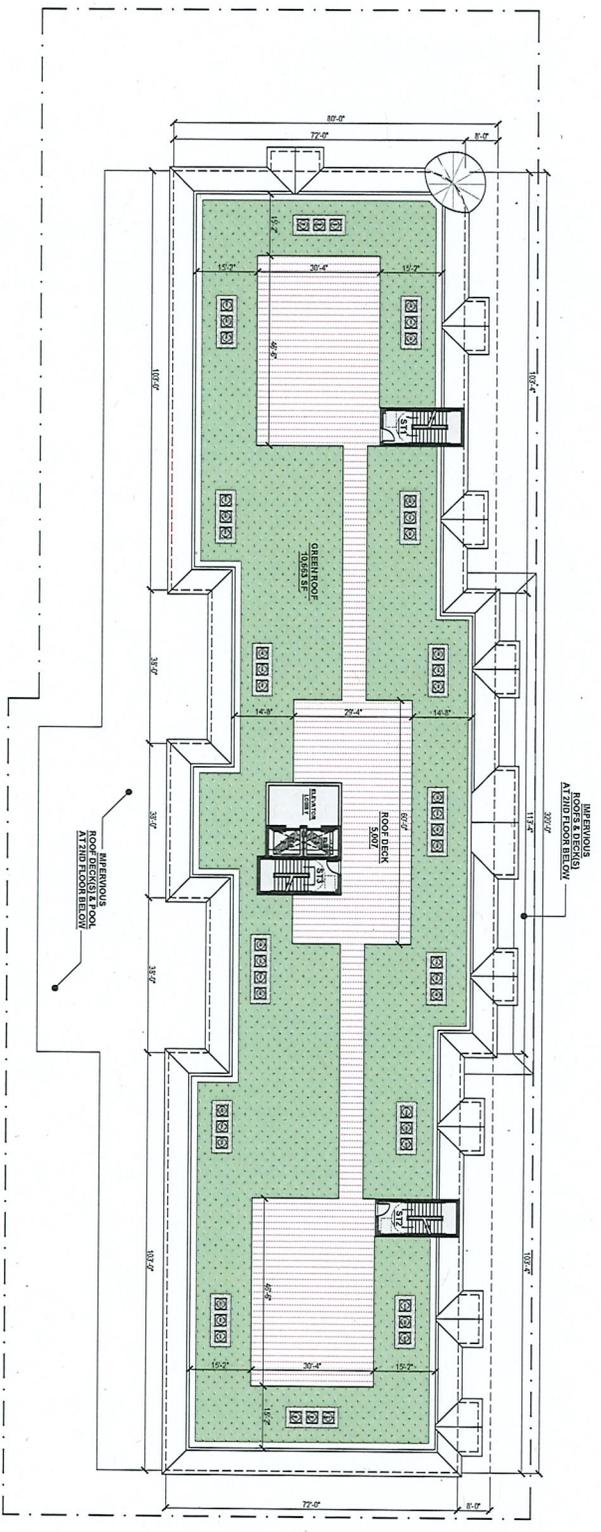
3313 BAY AVE.  
OCEAN CITY, NJ

#	DATE	ISSUE / REVISION	DRAWN BY	REVIEWED BY
1	11/17/2025	ZONING PREPARATION	ST	SB

CONTRACTORS:  
JOHN E. HANDEBERGER, P.A. & P.E.  
HYLAND GROUP  
609-314-4477  
www.hylandgroup.com

harman  
deutsch  
ohler  
architecte

3313 BAY AVE. OCEAN CITY, NJ 08226



1 ROOF PLAN  
SCALE: 1/8" = 1'-0"

**PROJECT SUMMARY: 3313 BAY AVENUE**

4 STORY MULTI-FAMILY BUILDING

1ST FLOOR	1482 SF
2ND FLOOR	1482 SF
3RD FLOOR	2237 SF
4TH FLOOR	2237 SF
<b>TOTAL</b>	<b>8029 SF GFA</b>

ROOF AREA: 2235 SF

ROOF DECK: 5.007

FLOOR	1ST	2ND	3RD	4TH	TOTAL
UNITS	0	11	11	11	33
TOTAL	0	11	11	11	33

**LEGEND:**

[Green Box]	3.000000	ROOF DECK
[Light Green Box]	3.000000	ROOF DECK
[Light Blue Box]	3.000000	ROOF DECK
[Light Yellow Box]	3.000000	ROOF DECK
[Light Purple Box]	3.000000	ROOF DECK
[Light Orange Box]	3.000000	ROOF DECK
[Light Pink Box]	3.000000	ROOF DECK
[Light Cyan Box]	3.000000	ROOF DECK
[Light Magenta Box]	3.000000	ROOF DECK
[Light Brown Box]	3.000000	ROOF DECK



CONTRACT ENGINEER  
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# 3313 BAY AVE. OCEAN CITY, NJ

#	DATE	ISSUE / REVISION	DESIGNED BY	REVISION BY
1	11/17/2023	ZONING PRESENTATION	ST	SB

SD1.1  
SCHEMATIC PLANS  
3313 BAY AVE.  
OCEAN CITY, NJ



1 FRONT ELEVATION BAY AVE  
SD2.0 3/27/19



2 FRONT ELEVATION 31st STREET  
SD2.0 3/27/19

# 3313 BAY AVE. OCEAN CITY, NJ

#	DATE	ISSUE / REVISION	REVISION	REVISION
1	2025-10-22	ZONING PRESENTATION	SV	SB

**SD2.0**  
ELEVATIONS

3313 BAY AVE.  
OCEAN CITY, NJ



harman  
deutsch  
ohler  
architecture

CIVIL ENGINEER  
JOHN E. MALKERBURN, R.K. & P.E.



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 harman  
 deutsch  
 ohler  
 architecture

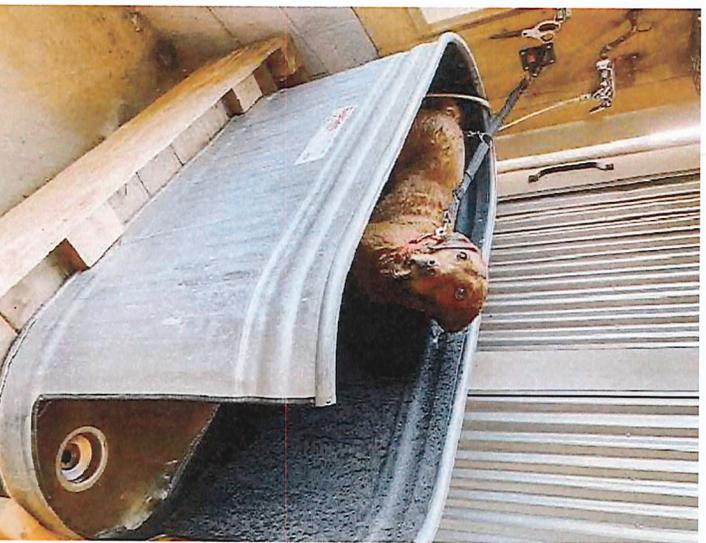
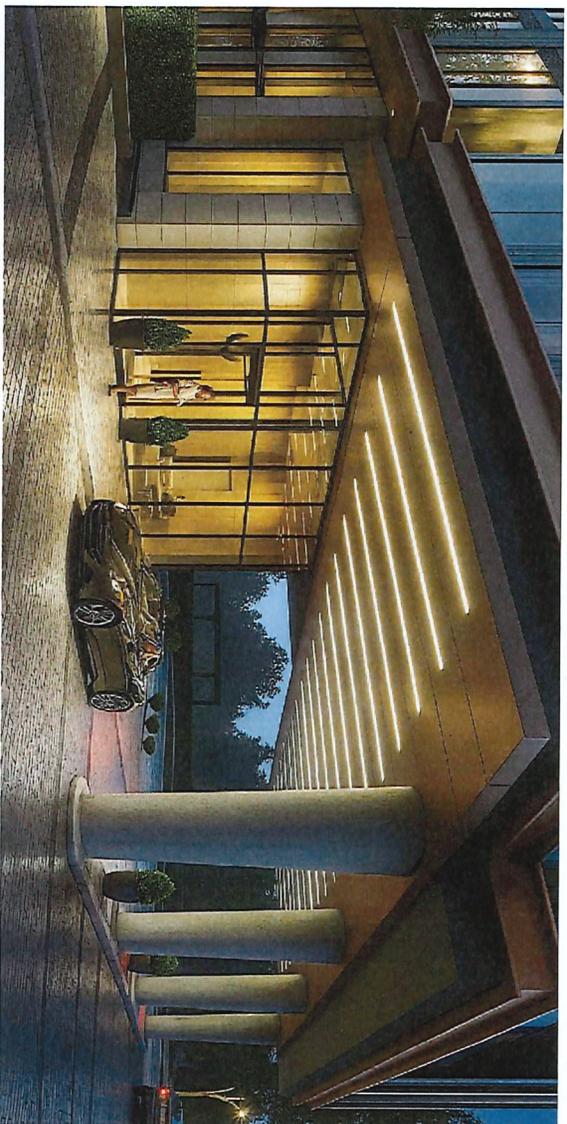
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 JOHN E. WALKER, P.E.  
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# 3313 BAY AVE. OCEAN CITY, NJ

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**SD3.0**  
RENDERING

3313 BAY AVE.  
OCEAN CITY, NJ



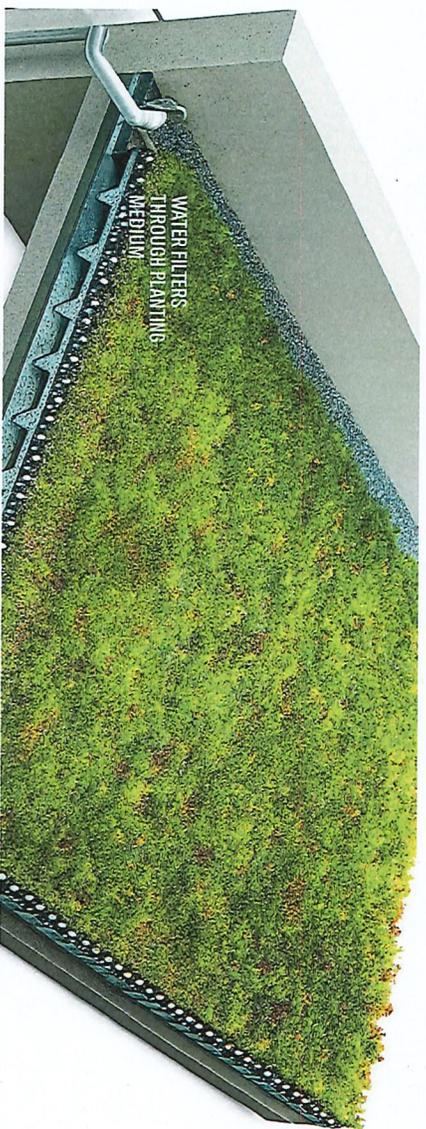
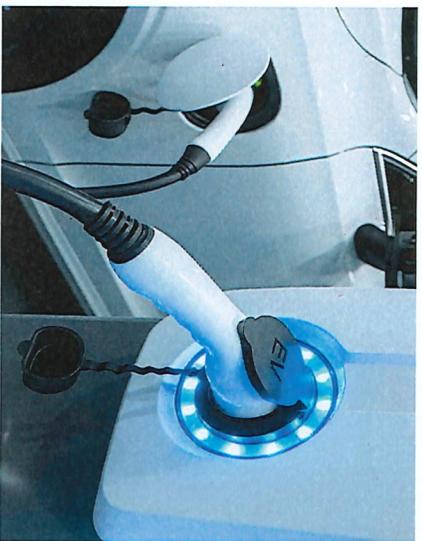

  
**harman  
deutsch  
ohler  
architecture**

CIVIL ENGINEER  
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**3313 BAY AVE.  
OCEAN CITY, NJ**

#	DATE	USER / PERSONA	ORGANIZ.	REGISTERED BY
1	11/7/2016	ZONA / PRESIDENTIAL	SI	SD

**SD4.0**  
 INSPIRATION IMAGES  
 3313 BAY AVE.  
 OCEAN CITY, NJ



# 3313 BAY AVE. OCEAN CITY, NJ



#	DATE	ISSUE / REVISION	DRAWN BY	REVIEWED BY
1	11/17/2025	ZONING PRESENTATION	ST	SB

**SD4.1**  
INSPIRATION IMAGES

3313 BAY AVE.  
OCEAN CITY, NJ



SCHUELE

PLANNING SOLUTIONS, LLC

*Community Development*

*Municipal Planning*

*Master Plans*

*Zoning Codes*

*Redevelopment*

## **Master Plan Consistency Report** **Redevelopment Plan for the Seaspray Rehabilitation Area**

On October 9, 2025, by Resolution 25-62-208, City Council found and declared Block 3306, Lot 1 to be an area in Need of Rehabilitation under the Local Redevelopment and Housing Law (LRHL). A redevelopment plan for the subject property dated October 10, 2025 has been prepared by the Hyland Group and Harman Deutsch Ohler Architecture. Pursuant to Ordinance 25-15 (attached), City Council desires to have the Planning Board review and comment upon the Redevelopment Plan and advise as to whether the Redevelopment Plan is substantially consistent with the Ocean City Master Plan.

According to the “Local Redevelopment and Housing Law:”

- A redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan (NJS 40A:12a-7d).
- Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate (NJS 40A:12a-7e).

Prior to establishing the Gateway Zone in 2009, Block 3306, Lot 1 was zoned Neighborhood Business. Under Ocean City’s current zone plan, the subject parcel is located within the 34<sup>th</sup> Street Gateway Zone, which “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.”<sup>1</sup>

Principal uses permitted in the 34<sup>th</sup> 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. The 2019 Master Plan Reexamination Report recommends elimination of certain landscaping requirements, revision to bulk controls, and clarification of building design standards. A number of these recommendations have been addressed via revision to the Zoning Ordinance.

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<sup>1</sup> § 25-205.10.1 Purpose.

*Master Plan Consistency Report*

*Redevelopment Plan for the Seaspray Rehabilitation Area*

The Redevelopment Plan for the Seaspray Rehabilitation Area seeks to alleviate deleterious conditions at the property, and support use of the site to advance public health, safety and welfare. To achieve these objectives, the Plan identifies the following goals.

- To eliminate those conditions that cause the area to be considered in need of rehabilitation,” such as structures that are substandard, dilapidated, vacant, or exert an adverse influence on the area.
- To stimulate private investment in the Rehabilitation Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation and redevelopment.
- To make available a full range of benefits and inducements for the redevelopment of the Rehabilitation Area, including, federal, state, county and local government funding.
- To foster public-private partnerships to accomplish revitalization of the Rehabilitation Area in a manner that best serves the needs of the community, strengthens the local economy and attracts residents to the area and contributes to the continuing vitality of the City.

Section VI of the Redevelopment Plan describes Proposed Land Use and Building Requirements. The primary use intended for the property is a 4-story multi-family residential development with a maximum of 43 residential units. Vehicular access is to be provided via two driveways on Bay Avenue. The lower level is to be used for parking. Floors 2-4 are comprised of two- and three-bedroom residential units. The Plan indicates a flat roof height of 46.5 feet.

Section XI of the Redevelopment Plan indicates that, “. . . the Plan is compatible with the goals of the City of Ocean City’s Master Plan, and is designed to effectuate the same. This Redevelopment Plan furthers the goals set forth in the Master Plan by redeveloping and rehabilitating underutilized areas and by encouraging both economic development and preservation of the City’s natural resources.”

Ocean City Master Plan Goals relevant to the redevelopment of Block 3306, Lot 1 include:

- To promote the establishment of appropriate population densities in locations that will contribute to the well-being of persons, neighborhoods and preservation of the environment.
- To provide sufficient space in appropriate locations within the City for residential, business, office and public and quasi-public uses in a manner which will provide for balanced City growth and development.
- To support the upgrading of substandard housing in the City through code enforcement, housing improvement loans, technical assistance, education, grants and the provision of public improvements . . .

*Master Plan Consistency Report*  
Redevelopment Plan for the Seaspray Rehabilitation Area

- To promote a desirable visual environment through creative development techniques with respect to environmental assets and constraints of the overall City and individual development sites.

In addition to the above cited Master Plan goals, the Redevelopment Plan for the Seaspray Rehabilitation Area addresses the following purposes of the “Municipal Land Use Law.”

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare. (NJSA 40:55D-2a).
2. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole. (NJSA 40:55D-2d).
3. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies. (NJSA C40.55D-2f).
4. To strengthen inter-governmental initiatives and actions by encouraging “...coordination of various public and private procedures and activates shaping land development with a view of lessening the cost of such development and to the more efficient use of land.” (NJSA 40:55D-2m).

Having reviewed the Redevelopment Plan for the Seaspray Rehabilitation Area, the City Master Plan and the relevant LRHL requirements, it is my professional opinion that the Redevelopment Plan for the Seaspray Rehabilitation Area advances several public purposes and is substantially consistent with the Ocean City Master Plan, thus satisfying NJS 40A:12a-7d and NJS 40A:12a-7e.

Respectively submitted,



Randall E. Scheule, PP/AICP  
New Jersey Professional Planner License No. LI003666

November 22, 2025

**ORDINANCE NO. 25-15**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN AND  
AMENDING THE ZONING MAP ACCORDINGLY**

**WHEREAS**, in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), by Resolution 25-62-462, dated August 7, 2025, the Mayor and Council of the City of Ocean City previously requested the Ocean City Planning Board to undertake a preliminary investigation to determine whether certain property designated as Block 3306, Lot 1 on the Tax Map of the City of Ocean City and commonly known as 3313 Bay Avenue (the "Property") qualifies as an Area in Need of Rehabilitation as defined by *N.J.S.A. 40A:12A-14*; and,

**WHEREAS**, on September 10 2025, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law at which hearing it determined that the Property qualifies as an Area in Need of Rehabilitation and recommended it as such to the Governing Body for the City of Ocean City for further legal action in accordance with the Redevelopment Law; and,

**WHEREAS**, on October 1, 2025, the Ocean City Planning Board adopted a resolution memorializing its September 10, 2025 recommendation; and,

**WHEREAS**, on October 9, 2025, by Resolution 25-62-508, City Council found and declared the Property to be an area in Need of Rehabilitation under the Redevelopment Law; and,

**WHEREAS**, a redevelopment plan for the Property dated October 10, 2025 has been prepared by Hyland Design Group and Harman Deutsch Ohler Architecture (the "Redevelopment Plan"); and,

**WHEREAS**, City Council desires to have the Planning Board review and comment upon the Redevelopment Plan and advise as to whether the Redevelopment Plan is substantially consistent with the Ocean City Master Plan, pursuant to the Redevelopment Law; and,

**WHEREAS**, subject to the receipt of the Planning Board's recommendations concerning the Redevelopment Plan, City Council believes that the adoption of the Redevelopment Plan is in the best interests of the City and the redevelopment of the Property.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Ocean City, County of Cape May, State of New Jersey, as follows:

**Section 1.**

The recitals set forth above are incorporated herein and made a part hereof as if set forth at length.

*Master Plan Consistency Report*  
*Redevelopment Plan for the Seaspray Rehabilitation Area*

**Section 2.**

Pursuant to *N.J.S.A. 40A:12A-7(e)*, upon introduction of this ordinance on First Reading, City Council hereby refers the Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations and submit same to City Council within 45 days after referral, as required by the Redevelopment Law.

**Section 3.**

The Redevelopment Plan, which is on file with the City Clerk, is incorporated herein by reference and is contingent upon the receipt of the Planning Board's recommendations, is approved and adopted pursuant to *N.J.S.A. 40A:12A-7*.

**Section 4.**

The Ocean City zoning ordinances and zoning map are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

**Section 5.**

The Mayor or his designee is hereby authorized to enter into a Memorandum of Understanding with THE HOW GROUP, the contract-purchaser of the Property, or its assignee, to serve as the Redevelopment Entity for purposes of implementing the Redevelopment Plan and exercising the power granted to a Redevelopment Entity under the Redevelopment Law.

**Section 6.**

All ordinances or portions thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

**Section 7.**

If any portion of this ordinance is declared to be invalid by a court of competent jurisdiction, it shall not affect the remaining portions of the ordinance which shall remain in full force and effect.

**Section 8.**

This Ordinance shall take effect in the time and manner prescribed by 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 20<sup>th</sup> day of November, 2025, and was taken up for a second reading

*Master Plan Consistency Report*

*Redevelopment Plan for the Seaspray Rehabilitation Area*

and final passage at a meeting of said Council held on the 18<sup>th</sup> day of December, 2025, in Council Chambers, City Hall, 861 Asbury Avenue, Ocean City, New Jersey, at six o'clock in the evening.

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Melissa G. Rasner, City Clerk

**ORDINANCE NO. 25-16**

**AN ORDINANCE AUTHORIZING THE CITY OF OCEAN CITY  
TO ACQUIRE BLOCK 4104, LOTS 18 & 19  
OCEAN CITY, NEW JERSEY**

BE IT ORDAINED by the Mayor and Council of the City of Ocean City, County of Cape May, State of New Jersey, as follows:

Section 1.

The City of Ocean City is hereby authorized to acquire, for public purposes, at no consideration, by gift, property known as Block 4104, Lots 18 & 19, Ocean City, New Jersey from Maria Lydia Nunez, Executrix of the Estate of Maria Lydia Nunez, deceased pursuant to *N.J.S.A. 40A:12-5*.

Section 2.

All ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.

Section 3.

If any portion of this Ordinance is declared to be invalid by a Court of competent jurisdiction, it shall not affect the remaining portions of the Ordinance which shall remain in full force and effect.

Section 4.

This Ordinance shall take effect in the time and manner prescribed by 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 4<sup>th</sup> day of December, 2025 and was taken up for a second reading and final passage at a meeting of said Council held on the 18<sup>th</sup> day of December, 2025 in Council Chambers at 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. 25-62-552

**AUTHORIZING THE ADVERTISEMENT OF CITY CONTRACT #26-13,  
DEMOLITION OF EXISTING STRUCTURES LOCATED AT BLOCK 806, LOTS 22 &  
23**

**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 #26-13, Demolition of Existing Structures Located at Block 806, Lots 22 & 23.

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Terry Crowley, Jr.  
Council President

Note: The legal advertisement will be placed in the Ocean City Sentinel on Wednesday, December 24, 2025 with the bid opening scheduled on Thursday, January 13, 2025 and an anticipated date of award on Thursday, January 22, 2025.

Files: RAU CC #26-13 Demolition of Existing Structures.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, December 18, 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. 25-62-553**

**AUTHORIZING THE AWARD OF CITY CONTRACT #26-05, CITYWIDE  
CUSTODIAL SERVICES FOR THE CITY OF OCEAN CITY & THE OCEAN CITY  
FREE PUBLIC LIBRARY TO PROFESSIONAL CLEANING SERVICES**

**WHEREAS**, the Notice to Bidders was advertised in the Ocean City Sentinel on Wednesday, November 5, 2025, and the Invitation to Bidders was distributed to various prospective bidders through the OpenGov E-Procurement platform City Contract #26-05, Citywide Custodial Services for the City of Ocean City & the Ocean City Free Public Library; and;

**WHEREAS**, bid proposals were opened for City Contract #26-05, Citywide Custodial Services for the City of Ocean City & the Ocean City Free Public Library on Tuesday, December 9, 2025 and six (6) bid proposals were received per the attached Summary of Bid Proposals; and

**WHEREAS**, Michael Rossbach Sr., Director of Public Works; Thomas R. Mahar, Purchasing Assistant and Michael Rossbach, Jr., QPA, City Purchasing Manager have reviewed the bid proposals and recommend that the contract be awarded to Professional Cleaning Services, 1030 Hewes Drive, Mullica Hill, NJ 08062, the lowest responsible bidder; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Ocean City, New Jersey, that City Contract #26-05, Citywide Custodial Services for the City of Ocean City & the Ocean City Free Public Library is hereby awarded to the following lowest responsible bidder:

**Professional Cleaning Services  
1030 Hewes Drive  
Mullica Hill, NJ 08062**

**Base Bid City Contract #26-05**

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Term</u></b>	<b><u>Unit Cost</u></b>	<b><u>Total Cost</u></b>
1.	City Hall Building (861 Asbury Avenue)	12 Months	\$1,050.00	\$12,600.00
2.	Henry S. Knight Building (115 East 12 <sup>th</sup> Street)	12 Months	\$805.00	\$9,660.00
3.	Ocean City Senior Center (1735 Simpson Avenue)	12 Months	\$750.00	\$9,000.00
4.	Music Pier Public Restrooms 1 <sup>st</sup> & 2 <sup>nd</sup> Floors (Moorlyn Terrace & Boardwalk)	5 Months	\$425.00	\$2,125.00
5.	Sports & Civic Center (6 <sup>th</sup> Street & Boardwalk)	12 Months	\$450.00	\$5,400.00
6.	8 <sup>th</sup> Street Recreation Center (8 <sup>th</sup> Street & Haven Avenue)	12 Months	\$325.00	\$3,900.00
7.	Beach Fee Headquarters & Office (800 Boardwalk)	14 Weeks	\$35.00	\$490.00
8.	12 <sup>th</sup> Street Public Restrooms (12 <sup>th</sup> Street & Boardwalk)	5 Months	\$575.00	\$2,875.00
9.	Roy Gillian Visitor's Welcome Center (Route 52 Causeway)	12 Months	\$1,249.00	\$14,988.00
10.	Vehicle Maintenance Restrooms (1040 Haven Avenue)	12 Months	\$85.00	\$1,020.00
11.	Transportation Center Lobby & Restrooms (10 <sup>th</sup> Street & Haven Avenue)	12 Months	\$345.00	\$4,140.00
12.	Shelter Road Soccer Field Concession Stand Restrooms (Shelter Road)	9 Months	\$115.00	\$1,035.00

**CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY**

**RESOLUTION**

No. 25-62-553

12.	Shelter Road Soccer Field Concession Stand Restrooms (Shelter Road)	9 Months	\$115.00	\$1,035.00
<b>Item</b>	<b>Description</b>	<b>Term</b>	<b>Unit Cost</b>	<b>Total Cost</b>
13.	Golf Course Modular Restroom Unit (Shelter Road)	9 Months	\$120.00	\$1,080.00
14.	Shelter Road Recycling Center Unisex Restroom (Shelter Road)	12 Months	\$69.00	\$828.00
15.	Fire Headquarters Restrooms (550 Asbury Avenue)	12 Months	\$346.00	\$4,152.00
16.	5 <sup>th</sup> Street & Bay Avenue Ballfield Restrooms (5 <sup>th</sup> Street & Bay Avenue)	8 Months	\$125.00	\$1,000.00
17.	6 <sup>th</sup> Street Restroom Trailer Restrooms (6 <sup>th</sup> Street & Simpson Avenue)	8 Months	\$155.00	\$1,240.00
18.	5 <sup>th</sup> Street Tennis Court Restrooms (5 <sup>th</sup> Street & Ocean Avenue)	8 Months	\$115.00	\$920.00
19.	5 <sup>th</sup> Street Shuffleboard Restrooms (5 <sup>th</sup> Street)	12 Months	\$115.00	\$1,380.00
20.	34 <sup>th</sup> Street Playground Public Restrooms (34 <sup>th</sup> Street & West Avenue)	12 Months	\$425.00	\$5,100.00
21.	North Street, 15 <sup>th</sup> Street, 29 <sup>th</sup> Street & 52 <sup>nd</sup> Street Playground Restrooms (Various Locations)	7 Months	\$165.00	\$1,155.00
22.	Ocean City Municipal Airport Restrooms (26 <sup>th</sup> Street & Bay Avenue)	12 Months	\$350.00	\$4,200.00
23.	35 <sup>th</sup> Street OCYAA Athletic Baseball Field Restrooms (35 <sup>th</sup> & Simpson Avenue)	8 Months	\$205.00	\$1,640.00
24.	6 <sup>th</sup> Street Restroom Facility (6 <sup>th</sup> Street on Boardwalk)	5 Months	\$105.00	\$525.00
25.	34 <sup>th</sup> Street Information Center Common Area & Restroom (34 <sup>th</sup> Street & Simpson Avenue)	27 Weeks	\$55.00	\$1,485.00
26.	46 <sup>th</sup> Street Post Office & Restroom Post Office Area & Restroom (46 <sup>th</sup> Street & West Avenue)	12 Months	\$175.00	\$2,100.00
27.	2 <sup>nd</sup> Street Marina (2 <sup>nd</sup> Street & Bay Avenue)	15 Weeks	\$105.00	\$1,575.00
28.	4 <sup>th</sup> Street Lifesaving Station (4 <sup>th</sup> Street & Atlantic Avenue)	26 Weeks	\$58.13	\$1,511.38
29.	Ocean City Arts Center (17 <sup>th</sup> Street & Haven Avenue)	12 Months	\$282.00	\$3,384.00
30.	Ocean City Museum (17 <sup>th</sup> Street & Haven Avenue)	12 Months	\$282.00	\$3,384.00
31.	Public Safety Temporary Offices (801 Asbury Avenue 4 <sup>th</sup> & 5 <sup>th</sup> Floors)	12 Months	\$825.00	\$9,900.00
32.	Court Clerks Temporary Offices (801 Asbury Avenue 2 <sup>nd</sup> Floor)	12 Months	\$400.00	\$4,800.00
33.	Public Safety Substation (8 <sup>th</sup> Street & Boardwalk)	12 Months	\$975.00	\$11,700.00

**CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY**

**RESOLUTION**

No. 25-62-553

34. Ocean City Free Public Library (1735 Simpson Avenue)	12 Months	\$1,850.00	\$22,200.00
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**Base Bid City Contract #26-05 Major Special City Event Cleanings**

<u>Item</u>	<u>Description</u>	<u>Term</u>	<u>Unit Cost</u>
35.	Doodah Parade (3 Hours)	Per Event	\$65.00
36.	Spring Block Party (10 Hours)	Per Event	\$170.00
37.	Fall Block Party (10 Hours)	Per Event	\$170.00
38.	Halloween Parade (3 Hours)	Per Event	\$70.00
39.	Christmas Parade (3 Hours)	Per Event	\$84.00
40.	First Night Event (New Year's Eve, 7 Hours)	Per Event	\$170.00
41.	Farmers Market (5 Hours)	Per Day	\$80.00
42.	Un-Named Special Events (4 Hours)	Per Event	\$45.00
43.	Un-Named Special Events (10 Hours)	Per Event	\$175.00
<b>Total for Base Bid City Contract #26-05.....</b>			<b>\$153,521.38</b>

**Base Bid City Contract #26-05 Optional Cleaning Needs**

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>
44.	Cleaning Windows & Screens	Per Each	\$10.00
45.	Cleaning Carpeted Areas	Per Sq/ft	\$0.45
46.	Cleaning VCT/Tile Floors	Per sq/ft	\$0.75
47.	Cleaning HVAC Vents	Per Each	\$10.00

**BE IT FURTHER RESOLVED** that the Mayor and City Purchasing Manager are hereby authorized to enter into a formal contract with Professional Cleaning Services beginning on January 1, 2026 and continuing through December 31, 2026 for City Contract #26-05, Citywide Custodial Services for the City of Ocean City & the Ocean City Free Public Library as listed and in accordance with the contract specifications and the submitted bid proposal.

The Director of Financial Management certifies that funds are contingent upon adoption of the 2026 Local Municipal Budget and as Purchase Orders are issued that they shall be charged to Operating Account #6-01-26-825-211.

**CERTIFICATION OF FUNDS**

\_\_\_\_\_  
Frank Donato III, CFO  
Director of Financial Management

\_\_\_\_\_  
Terry Crowley, Jr.  
Council President

Files: RAW CC 26-05 Custodial Service 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, December 18, 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

EVALUATION TABULATION

Citywide Custodial Services for the City of Ocean City & the Free Public Library  
City Contract #26-05

Base Bid for Various City Facilities			ACB Services Inc.		Golden Inc		LIG Cleaning LLC		Marcus International LLC		Professional Cleaning Services		Talarico Building Service Inc.		
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	City Hall Building (861 Asbury Avenue)	12	Month	\$1,310.00	\$15,720.00	\$2,500.00	\$30,000.00	\$7,270.00	\$87,240.00	\$5,400.00	\$64,800.00	\$1,050.00	\$12,600.00	\$2,881.23	\$34,574.76
2	Henry S. Knight Building (115 East 12th Street)	12	Month	\$875.00	\$10,500.00	\$2,000.00	\$24,000.00	\$8,100.00	\$97,200.00	\$6,200.00	\$74,400.00	\$805.00	\$9,660.00	\$3,041.30	\$36,495.60
3	Ocean City Senior Center (1335 Simpson Avenue)	12	Month	\$610.00	\$7,320.00	\$2,400.00	\$28,800.00	\$6,230.00	\$74,760.00	\$7,500.00	\$90,000.00	\$750.00	\$9,000.00	\$1,538.50	\$18,462.00
4	Music Pier Public Restrooms 1st & 2nd Floors (Moonlyn Terrace & Boardwalk)	5	Month	\$885.00	\$4,425.00	\$2,240.00	\$11,200.00	\$1,760.00	\$8,800.00	\$9,800.00	\$49,000.00	\$425.00	\$2,125.00	\$1,365.26	\$6,826.30
5	Sports & Civic Center (6th Street & Boardwalk)	12	Month	\$525.00	\$6,300.00	\$2,280.00	\$27,360.00	\$5,320.00	\$63,840.00	\$8,400.00	\$100,800.00	\$450.00	\$5,400.00	\$1,152.49	\$13,829.88
6	8th Street Recreation Center (8th Street & Haven Avenue)	12	Month	\$435.00	\$5,220.00	\$2,280.00	\$27,360.00	\$2,850.00	\$34,200.00	\$8,400.00	\$100,800.00	\$325.00	\$3,900.00	\$500.00	\$6,000.00
7	Beach Fee Headquarters & Office (800 Boardwalk)	14	Week	\$40.00	\$560.00	\$100.00	\$1,400.00	\$540.00	\$7,560.00	\$60.00	\$840.00	\$35.00	\$490.00	\$88.65	\$1,241.10
8	12th Street Public Restrooms (12th Street & Boardwalk)	5	Month	\$884.00	\$4,420.00	\$90.00	\$450.00	\$2,610.00	\$13,050.00	\$1,100.00	\$5,500.00	\$575.00	\$2,875.00	\$1,137.72	\$5,688.60
9	Roy Gillian Visitor's Welcome Center (Route 52 Causeway)	12	Month	\$785.00	\$9,420.00	\$120.00	\$1,440.00	\$4,890.00	\$58,680.00	\$9,500.00	\$114,000.00	\$1,249.00	\$14,988.00	\$2,521.08	\$30,252.96
10	Vehicle Maintenance Restrooms (1040 Haven Avenue)	12	Month	\$262.00	\$3,144.00	\$2,200.00	\$26,400.00	\$480.00	\$5,760.00	\$800.00	\$9,600.00	\$85.00	\$1,020.00	\$288.12	\$3,457.44
11	Transportation Center Lobby & Restrooms (10th Street & Haven Avenue)	12	Month	\$262.00	\$3,144.00	\$2,200.00	\$26,400.00	\$2,010.00	\$24,120.00	\$1,600.00	\$19,200.00	\$345.00	\$4,140.00	\$800.00	\$9,600.00
12	Shelter Road Soccer Field Concession Stand Restrooms (Shelter Road)	9	Month	\$180.00	\$1,620.00	\$800.00	\$7,200.00	\$540.00	\$4,860.00	\$1,750.00	\$15,750.00	\$115.00	\$1,035.00	\$320.14	\$2,881.26
13	Golf Course Modular Restroom Unit (Shelter Road)	9	Month	\$135.00	\$1,215.00	\$900.00	\$8,100.00	\$480.00	\$4,320.00	\$800.00	\$7,200.00	\$120.00	\$1,080.00	\$480.21	\$4,321.89
14	Shelter Road Recycling Center Unisex Restroom (Shelter Road)	12	Month	\$130.00	\$1,560.00	\$640.00	\$7,680.00	\$315.00	\$3,780.00	\$800.00	\$9,600.00	\$69.00	\$828.00	\$325.00	\$3,900.00
15	Fire Headquarters Restrooms (550 Asbury Avenue)	12	Month	\$262.00	\$3,144.00	\$2,240.00	\$26,880.00	\$1,900.00	\$22,800.00	\$1,200.00	\$14,400.00	\$346.00	\$4,152.00	\$1,120.50	\$13,446.00
16	5th Street & Bay Avenue Ballfield Restrooms (5th Street & Bay Avenue)	8	Month	\$265.00	\$2,120.00	\$640.00	\$5,120.00	\$540.00	\$4,320.00	\$1,000.00	\$8,000.00	\$125.00	\$1,000.00	\$325.00	\$2,600.00
17	6th Street Restroom Trailer Restrooms (6th Street & Simpson Avenue)	8	Month	\$265.00	\$2,120.00	\$640.00	\$5,120.00	\$640.00	\$5,120.00	\$800.00	\$6,400.00	\$155.00	\$1,240.00	\$325.00	\$2,600.00
18	5th Street Tennis Court Restrooms (5th Street & Ocean Avenue)	8	Month	\$88.00	\$704.00	\$640.00	\$5,120.00	\$480.00	\$3,840.00	\$800.00	\$6,400.00	\$115.00	\$920.00	\$325.00	\$2,600.00
19	5th Street Shuffleboard Restrooms (5th Street)	12	Month	\$88.00	\$1,056.00	\$640.00	\$7,680.00	\$480.00	\$5,760.00	\$550.00	\$6,600.00	\$115.00	\$1,380.00	\$191.00	\$2,292.00
20	34th Street Playground Public Restrooms (34th Street & West Avenue)	12	Month	\$436.00	\$5,232.00	\$1,960.00	\$23,520.00	\$2,120.00	\$25,440.00	\$1,500.00	\$18,000.00	\$425.00	\$5,100.00	\$1,120.50	\$13,446.00
21	North Street, 15th Street, 29th Street & 52nd Street Playground Restrooms (Various Locations)	7	Month	\$518.00	\$3,626.00	\$1,960.00	\$13,720.00	\$5,000.00	\$35,000.00	\$4,000.00	\$28,000.00	\$165.00	\$1,155.00	\$1,127.00	\$7,889.00
22	Ocean City Municipal Airport Restrooms (26th Street & Bay Avenue)	12	Month	\$262.00	\$3,144.00	\$1,680.00	\$20,160.00	\$950.00	\$11,400.00	\$3,400.00	\$40,800.00	\$350.00	\$4,200.00	\$960.00	\$11,520.00
23	35th Street OC/YAA Athletic Baseball Field Restrooms (35th & Simpson Avenue)	8	Month	\$264.00	\$2,112.00	\$560.00	\$4,480.00	\$480.00	\$3,840.00	\$600.00	\$4,800.00	\$205.00	\$1,640.00	\$325.00	\$2,600.00
24	6th Street Information Facility (6th Street on 34th Street Restroom Center Common Area & Restroom (34th Street & Simpson Avenue))	5	Month	\$1,064.00	\$5,320.00	\$560.00	\$2,800.00	\$765.00	\$3,825.00	\$2,400.00	\$12,000.00	\$105.00	\$525.00	\$1,140.00	\$5,700.00
25	34th Street Post Office & Restroom Post Office Area	27	Week	\$30.00	\$810.00	\$140.00	\$3,780.00	\$110.00	\$2,970.00	\$450.00	\$12,150.00	\$55.00	\$1,485.00	\$75.00	\$2,025.00
26	46th Street Post Office & Restroom Post Office Area & Restroom (46th Street & West Avenue)	12	Month	\$130.00	\$1,560.00	\$1,080.00	\$12,960.00	\$950.00	\$11,400.00	\$2,100.00	\$25,200.00	\$175.00	\$2,100.00	\$480.21	\$5,762.52
27	2nd Street Lifesaving Station (2nd Street & Atlantic Avenue)	15	Week	\$20.00	\$300.00	\$350.00	\$5,250.00	\$310.00	\$4,650.00	\$1,600.00	\$24,000.00	\$105.00	\$1,575.00	\$259.00	\$3,885.00
28	4th Street Lifesaving Station (4th Street & Atlantic Avenue)	26	Week	\$120.00	\$3,120.00	\$140.00	\$3,640.00	\$265.00	\$6,890.00	\$300.00	\$7,800.00	\$58.13	\$1,511.38	\$59.00	\$1,534.00
29	Ocean City Arts Center (17th Street & Haven Avenue)	12	Month	\$655.00	\$7,860.00	\$700.00	\$8,400.00	\$2,850.00	\$34,200.00	\$1,800.00	\$21,600.00	\$282.00	\$3,384.00	\$3,495.00	\$41,940.00
30	Ocean City Museum (17th Street & Haven Avenue)	12	Month	\$655.00	\$7,860.00	\$700.00	\$8,400.00	\$1,140.00	\$13,680.00	\$3,600.00	\$43,200.00	\$282.00	\$3,384.00	\$1,750.00	\$21,000.00
31	Public Safety Temporary Offices (801 Asbury Avenue 4th & 5th Floors)	12	Month	\$1,310.00	\$15,720.00	\$800.00	\$9,600.00	\$8,000.00	\$96,000.00	\$5,300.00	\$63,600.00	\$825.00	\$9,900.00	\$3,201.00	\$38,412.00
32	Court Clerks Temporary Offices (801 Asbury Avenue 2nd Floor)	12	Month	\$872.00	\$10,464.00	\$600.00	\$7,200.00	\$1,930.00	\$23,160.00	\$2,300.00	\$27,600.00	\$400.00	\$4,800.00	\$1,600.00	\$19,200.00
33	Public Safety Substation (8th Street & Boardwalk)	12	Month	\$698.00	\$8,376.00	\$600.00	\$7,200.00	\$8,000.00	\$96,000.00	\$3,500.00	\$42,000.00	\$975.00	\$11,700.00	\$2,245.00	\$26,940.00
34	Ocean City Free Public Library (1335 Simpson Avenue)	12	Month	\$5,200.00	\$62,400.00	\$600.00	\$7,200.00	\$8,000.00	\$96,000.00	\$7,000.00	\$84,000.00	\$1,850.00	\$22,200.00	\$6,050.00	\$72,600.00

EVALUATION TABULATION

City Contract #26-05

Citywide Custodial Services for the City of Ocean City & the Free Public Library

MAJOR SPECIAL CITY SPONSORED EVENT CLEANINGS															
Base Bid for Various City Facilities															
Line Item	Description	Quantity	Unit of Measure	AGB Services Inc. Unit Cost	AGB Services Inc. Total	Golden Inc. Unit Cost	Golden Inc. Total	LIG Cleaning LLC Unit Cost	LIG Cleaning LLC Total	Marcus International LLC Unit Cost	Marcus International LLC Total	Professional Cleaning Services Unit Cost	Professional Cleaning Services Total	Talarico Building Service Inc. Unit Cost	Talarico Building Service Inc. Total
35	Doochah Parade (3 Hours)	1	Event	\$84.00	\$84.00	\$150.00	\$150.00	\$300.00	\$300.00	\$2,000.00	\$2,000.00	\$65.00	\$65.00	\$120.00	\$120.00
36	Spring Block Party (10 Hours)	1	Event	\$280.00	\$280.00	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$170.00	\$170.00	\$400.00	\$400.00
37	Fall Block Party (10 Hours)	1	Event	\$280.00	\$280.00	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$170.00	\$170.00	\$400.00	\$400.00
38	Halloween Parade (3 Hours)	1	Event	\$84.00	\$84.00	\$200.00	\$200.00	\$300.00	\$300.00	\$2,000.00	\$2,000.00	\$70.00	\$70.00	\$165.00	\$165.00
39	Christmas Parade (3 Hours)	1	Event	\$84.00	\$84.00	\$200.00	\$200.00	\$300.00	\$300.00	\$2,000.00	\$2,000.00	\$84.00	\$84.00	\$165.00	\$165.00
40	First Night Event (New Year Eve 7 Hours)	1	Event	\$210.00	\$210.00	\$180.00	\$180.00	\$700.00	\$700.00	\$4,000.00	\$4,000.00	\$170.00	\$170.00	\$385.00	\$385.00
41	Farmers Market (5 Hours)	1	Event	\$140.00	\$140.00	\$170.00	\$170.00	\$500.00	\$500.00	\$3,000.00	\$3,000.00	\$80.00	\$80.00	\$200.00	\$200.00
42	Un-named Special City Events (4 Hours)	1	Event	\$120.00	\$120.00	\$160.00	\$160.00	\$400.00	\$400.00	\$2,500.00	\$2,500.00	\$45.00	\$45.00	\$160.00	\$160.00
43	Un-named Special City Events (10 Hours)	1	Event	\$300.00	\$300.00	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$175.00	\$175.00	\$400.00	\$400.00
	<b>Total</b>			<b>\$223,198.00</b>		<b>\$417,830.00</b>		<b>\$999,965.00</b>		<b>\$1,188,540.00</b>		<b>\$153,521.38</b>		<b>\$477,918.31</b>	
Optional Cleaning Needs				AGB Services Inc. Unit Cost	Golden Inc. Unit Cost	LIG Cleaning LLC Unit Cost	Marcus International LLC Unit Cost	Professional Cleaning Services Unit Cost	Talarico Building Service Inc. Unit Cost						
44	Cleaning Windows & Screens	1	Each	\$15.00		\$10.00		\$12.00		\$20.00		\$10.00		\$4,800.00	
45	Cleaning Carpeted/Rug Areas	1	Sq/ft	\$5.50		\$0.05		\$4.40		\$8.00		\$4.45		\$35	
46	Cleaning VCT/Tile Floors	1	Sq/ft	\$1.25		\$0.05		\$2.25		\$4.00		\$0.75		\$55	
47	Cleaning HVAC Vents	1	Each	\$15.00		\$7.00		\$55.00		\$12.00		\$10.00		\$1,100.00	



# CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF PUBLIC WORKS

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## Memo

**To:** Michael Rossbach Jr, Purchasing Agent  
**From:** Michael Rossbach, Director of Public Works  
**CC:** George Savastano, Frank Donato, Thomas Mahar  
**Date:** December 12, 2025  
**Re:** Citywide Cleaning Contract

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Reference contract #26-05 "Citywide Custodial Services for the City of Ocean City & the Free Public Library". Please accept bid items 1 through 33 and items 35 through 47 from Professional Cleaning Services as they are the lowest responsible bidder.

If you have any questions or need more supporting information, please don't hesitate to contact me.

# RESOLUTION

No. 25-62-554

**A RESOLUTION AUTHORIZING THE AWARD OF CITY CONTRACT #26-07, 2026-2028 FIREWORK DISPLAYS FOR THE CITY OF OCEAN CITY & THE MEMBERS OF THE OCEAN CITY COOPERATIVE PRICING SYSTEM #251COCCPS WITH PYROTECNICO FIREWORKS, INC.**

**WHEREAS**, the specifications were authorized for advertisement by Resolution #25-62-513 on Thursday, October 23, 2025 for City Contract #26-07, 2026-2028 Firework Displays for the City of Ocean City & Members of the Ocean City Cooperative Pricing System #251COCCPS; and

**WHEREAS**, the Notice to Bidders was advertised in the Ocean City Sentinel on Wednesday, October 29, 2025 and the Invitation to Bidders was distributed to various prospective bidders through the OpenGov E-Procurement platform for City Contract #26-07, 2026-2028 Firework Displays for the City of Ocean City & Members of the Ocean City Cooperative Pricing System #251COCCPS; and

**WHEREAS**, the bid proposals were opened for City Contract #26-07, 2026-2028 Firework Displays for the City of Ocean City & Members of the Ocean City Cooperative Pricing System #251COCCPS on Thursday, December 4, 2025 and one (1) bid proposal was received per the attached Summary of Bid Proposals; and

**WHEREAS**, Daniel C. Kelchner, Director of Community Services; Thomas R. Mahar, Purchasing Assistant and Michael Rossbach Jr., QPA, City Purchasing Manager have reviewed the bid proposal and recommend that the contract be awarded to Pyrotecnico Fireworks, Inc.; and

**WHEREAS**, the vendor has been advised that this award does not guarantee that all of the services listed will be required during the contract period and are subject to the actual need as established by the City of Ocean City. As services are required, the City Purchasing Manager shall issue Purchase Orders for those services. No services shall be performed for the City without first obtaining a Purchase Order (PO) for said services; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Ocean City, New Jersey, that City Contract #26-07, 2026-2028 Firework Displays for the City of Ocean City & Members of the Ocean City Cooperative Pricing System #251COCCPS be and is hereby awarded to the following lowest responsible bidder as follows:

**Pyrotecnico Fireworks, Inc.**  
299 Wilson Road  
New Castle, PA 16101

**Base Bid: 4<sup>th</sup> of July Pyrotheatrical Firework Display City Contract #26-07**

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>
1.A.	Base rate for the firework display as specified scheduled for Sat., July 4 <sup>th</sup> , 2026 @ 9:15 P.M. – 9:30 P.M.	1 L.S.	\$58,000.00	\$58,000.00
1.B.	Base rate for the rental of the sea/ocean going barge & associated tug boat for the firing of the above mentioned firework display	1 L.S.	\$45,000.00	\$45,000.00

**Optional Items: 4<sup>th</sup> of July Pyrotheatrical Firework Display**

1.C.	Rate for weather/rain delay/postponement by the City thirty-six (36) hours in advance	1 L.S.	\$15,450.00	\$15,450.00
1.D.	Rate for weather/rain delay/postponement by the City less than thirty-six (36) hours in advance	1 L.S.	\$41,200.00	\$41,200.00

**CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY**

**RESOLUTION**

No. 25-62-554

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>
1.E.	Rate for postponement/cancellation of the display by the City and not rescheduled within three (3) months	1 L.S.		\$51,500.00
<b>Total for Items 1.A.-1.B. for City Contract #26-07.....</b>				<b>\$103,000.00</b>

**Base Bid: Night in Venice Firework Display City Contract #26-07**

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>
2.A.	Base rate for the firework display as specified scheduled for Sat., July 25 <sup>th</sup> , 2026 @ 9:15 P.M. – 9:30 P.M.	1 L.S.		\$28,000.00
2.B.	Base rate for the rental of the sea/ocean going barge & associated tug boat for the firing of the above mentioned firework display	1 L.S.		\$24,000.00

**Optional Items: Night in Venice Firework Display**

2.C.	Rate for weather/rain delay/postponement by the City thirty-six (36) hours in advance	1 L.S.		\$7,800.00
2.D.	Rate for weather/rain delay/postponement by the City less than thirty-six (36) hours in advance	1 L.S.		\$20,800.00
2.E.	Rate for postponement/cancellation of the display by the City and not rescheduled within three (3) months	1 L.S.		\$26,000.00
2.F.	Add-on extra grand finale display presentation shells	1 L.S.		\$10,500.00

<b>Total for Items 2.A.-2.B. for City Contract #26-07.....</b>				<b>\$52,000.00</b>
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**Base Bid: 2027 First Night Firework Display City Contract #26-07**

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>
3.A.	Base rate for the firework display as specified scheduled for Fri., January 1 <sup>st</sup> , 2027 @ 12:00 A.M. – 12:10 A.M. (land based beachfront fired display)	1 L.S.		\$14,500.00

**Optional Items: 2027 First Night Firework Display**

3.B.	Rate for postponement/cancellation of display by the City and not rescheduled within three (3) months	1 L.S.		\$7,250.00
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<b>Total for Items 3.A.-3.B. for City Contract #26-07.....</b>				<b>\$14,500.00</b>
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<b>Total for City Contract #26-07.....</b>				<b>\$169,500.00</b>
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**CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY**

**RESOLUTION**

**No. 25-62-554**

**BE IT FURTHER RESOLVED, BE IT FURTHER RESOLVED** that the initial term of this contract shall be for a period of twelve (12) months beginning on January 2, 2026 and continuing through January 1, 2027. Providing that the performance under this contract is satisfactory and that the contractor complies with the requirements of the specifications, the contract may be extended for two (02) additional years, beginning on January 2, 2027 and continuing through January 1, 2029 per N.J.S.A. 40A:11-15(10). The option to extend the contract shall be at the sole discretion of the City and its cooperative members. All amounts submitted on the bid proposal form shall be for the first year of the contract only and the increases in each subsequent years shall be based on the advertised October Philadelphia-Camden-Wilmington Consumer Price Index (CPI-U) posting in the year prior to the beginning of each contract year; and

**BE IT FURTHER RESOLVED** that the Mayor and the City Purchasing Manager are hereby authorized to extend the contract with Pyrotecnico Fireworks, Inc. for City Contract #26-07, 2026-2028 Firework Displays for the City of Ocean City & Members of the Ocean City Cooperative Pricing System #251COCCPS as listed and in accordance with the bid specifications and the bid proposal form.

The Director of Financial Management certifies that funds are contingent upon the adoption of the 2026 Local Municipal budget and as Purchase Orders are issued, they shall be charged to the appropriate Operating Accounts.

**CERTIFICATION OF FUNDS**

\_\_\_\_\_  
Frank Donato III, CFO  
Director of Financial Management

\_\_\_\_\_  
Terry Crowley, Jr.  
Council President

Files: RAW CC #26-07 Fireworks Pyrotecnico.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, December 18, 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

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

FROM: Daniel Kelchner, Director of Community Services

DATE: December 12, 2025

SUBJECT: **2026-2028 Fireworks Contract Award**

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All,

I am writing in support of awarding City Contract #26-07 to Pyrotechnico Fireworks, Inc. The city has a longstanding history with Pyrotechnico and the firm has provided exceptional service and fireworks displays for our residents and visitors for well over a decade. The firm has a track record of outstanding communication, exemplary professionalism, and unmatched expertise in the fireworks industry in our region.

The 2026-2028 Fireworks Display Contract (CC #26-07) came in substantially higher than our previous fireworks contract despite the removal of the "Indian Summer" display. That display had routinely been cancelled due to inclement weather as it was held in the heart of hurricane season. The new 2026-2028 contract includes three shows annually, as opposed to the four shows included in the 2023-2025 contract.

The overall cost increase for CC #26-07 is indicative of current economic turbulence. The high-percentage increase is primarily due to tariffs that have been affecting the entire global supply chain for the fireworks industry. Additionally, seafaring barges for fireworks displays have become increasingly scarce and thus costs for that component have also increased. Despite these factors, Pyrotechnico has submitted a thorough, well-communicated bid that has reasonable cost increases for all shows given current market conditions.

The total cost in year one (2026) of this contract is \$169,500. However, the price may fluctuate depending on weather. Cancellation/postponement has potential to increase or reduce the anticipated cost each year. The Philadelphia-Camden-Wilmington Consumer Price Index (CPI) will determine the cost increase percentage for displays in 2027-2028. I am extremely confident that Pyrotechnico Fireworks, Inc. is the best possible vendor to provide exceptional fireworks displays at a reasonable cost over the lifespan of this contract.

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

Sincerely,

Daniel C. Kelchner

Director of Community Services

**EVALUATION TABULATION**  
**City Contract #26-07**

**2026-2028 Firework Displays for the City of Ocean City & Members of the Ocean City Cooperative Pricing System**

**BASE BID FOR CALENDAR YEAR 2026 OCEAN CITY INDEPENDENCE DAY / 4TH OF JULY MUSICAL PYROTHEATRICAL FIREWORK DISPLAY**

Pyrotecnico Fireworks, Inc.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1.A.	BASE RATE FOR THE FIREWORK DISPLAY AS SPECIFIED SCHEDULED FOR SATURDAY, JULY 4TH, 2026 AT 9:15 P.M. - 9:30 P.M.	1	Lump Sum	\$58,000.00	\$58,000.00
1.B.	BASE RATE FOR THE RENTAL OF THE SEA / OCEAN GOING BARGE & ASSOCIATED TUG BOAT FOR THE FIRING OF THE ABOVE MENTIONED FIREWORK DISPLAY	1	Lump Sum	\$45,000.00	\$45,000.00

**OPTIONAL ITEMS / AS MAY BE REQUIRED FOR THE INDEPENDENCE DAY / 4TH OF JULY PYROTHEATRICAL FIREWORK DISPLAY**

1.C.	RATE FOR WEATHER / RAIN DELAY / POSTPONEMENT BY THE CITY THIRTY-SIX (36) HOURS IN ADVANCE	1	Lump Sum	\$15,450.00	\$15,450.00
1.D.	RATE FOR WEATHER / RAIN DELAY / POSTPONEMENT BY THE CITY LESS THAN THIRTY-SIX (36) HOURS IN ADVANCE	1	Lump Sum	\$41,200.00	\$41,200.00
1.E.	RATE FOR POSTPONEMENT / CANCELLATION OF THE DISPLAY BY THE CITY AND NOT RESCHEDULED WITHIN THREE (3) MONTHS	1	Lump Sum	\$51,500.00	\$51,500.00
<b>Total</b>				<b>\$103,000.00</b>	

**BASE BID FOR CALENDAR YEAR 2026 OCEAN CITY NIGHT IN VENICE FIREWORK DISPLAY**

Pyrotecnico Fireworks, Inc.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2.A.	BASE RATE FOR THE FIREWORK DISPLAY AS SPECIFIED SCHEDULED FOR SATURDAY, JULY 25TH, 2026 AT 9:15 P.M. - 9:30 P.M.	1	Lump Sum	\$28,000.00	\$28,000.00
2.B.	BASE RATE FOR THE RENTAL OF THE SEA / BAY GOING BARGE & ASSOCIATED TUG BOAT FOR THE FIRING OF THE ABOVE MENTIONED FIREWORK DISPLAY	1	Lump Sum	\$24,000.00	\$24,000.00

**OPTIONAL ITEMS / AS MAY BE REQUIRED FOR THE NIGHT IN VENICE FIREWORK DISPLAY**

2.C.	RATE FOR WEATHER / RAIN DELAY / POSTPONEMENT BY THE CITY THIRTY-SIX (36) HOURS IN ADVANCE	1	Lump Sum	\$7,800.00	\$7,800.00
2.D.	RATE FOR WEATHER / RAIN DELAY / POSTPONEMENT BY THE CITY LESS THAN THIRTY-SIX (36) HOURS IN ADVANCE	1	Lump Sum	\$20,800.00	\$20,800.00
2.E.	RATE FOR POSTPONEMENT / CANCELLATION OF THE DISPLAY BY THE CITY AND NOT RESCHEDULED WITHIN THREE (3) MONTHS	1	Lump Sum	\$26,000.00	\$26,000.00
2.F.	ADD-ON EXTRA GRAND FINALE DISPLAY PRESENTATION SHELLS	1	Lump Sum	\$10,500.00	\$10,500.00
<b>Total</b>				<b>\$52,000.00</b>	

**BASE BID FOR OCEAN CITY 2027 FIRST NIGHT FIREWORK DISPLAY**

Pyrotecnico Fireworks, Inc.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
3.A.	BASE RATE FOR THE FIREWORK DISPLAY AS SPECIFIED SCHEDULED FOR FRIDAY JANUARY 1ST, 2027 AT 12:00 A.M. - 12:10 A.M. (LAND BASED BEACHFRONT FIRED DISPLAY)	1	Lump Sum	\$14,500.00	\$14,500.00

**OPTIONAL ITEMS / AS MAY BE REQUIRED FOR THE 2027 FIRST NIGHT FIREWORK DISPLAY**

3.B.	RATE FOR POSTPONEMENT / CANCELLATION OF DISPLAY BY THE CITY AND NOT RESCHEDULED WITHIN THREE (3) MONTHS	1	Lump Sum	\$7,250.00	\$7,250.00
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**Total**      \$14,500.00

**Total Amount for Contract Year 2026**      \$169,500.00

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

No. 25-62-555

**AUTHORIZING THE EXECUTION OF SECOND AMENDMENT TO  
SHARED SERVICES AGREEMENT WITH THE OCEAN CITY HOUSING  
AUTHORITY FOR REDEVELOPMENT OF AFFORDABLE HOUSING UNITS  
AT PECK'S BEACH VILLAGE**

**WHEREAS**, the City of Ocean City (hereinafter, the "City") and the Ocean City Housing Authority (hereinafter, the "Housing Authority") entered into a Shared Services Agreement dated May 27, 2021 for the design and construction of affordable housing units on the Housing Authority's property known as Peck's Beach Village (hereinafter, the "Project"); and,

**WHEREAS**, the City's financial commitment under the said Shared Services Agreement is \$9,370,250; and,

**WHEREAS**, when grant funding through the Affordable Housing Production Funds program became available to the Housing Authority for the Project in 2023, City Council adopted Resolution 23-59-340 authorizing an amendment to the Shared Services Agreement to provide that if the Housing Authority received \$3,500,000 in grant funding, the City would reduce its contribution to the current Project by that amount and utilize those funds in future development at the Peck's Beach Village site; and,

**WHEREAS**, since the adoption of Resolution 23-59-340 the Housing Authority received grant funding in excess of \$3,500,000; and,

**WHEREAS**, in part due to delays attributed to the COVID pandemic, the cost of the Project has increased such that the Housing Authority the \$3,500,000 which was the subject of the Resolution 23-59-340 is needed for the Project now, despite the receipt of the grant funding; and

**WHEREAS**, the City and the Housing Authority, by resolutions duly adopted by their respective governing bodies, wish to adopt a Second Amendment to the May 27, 2021 Shared Services Agreement to confirm that the City's financial commitment to the Peck's Beach Village reconstruction includes the \$3,500,000 which was the subject of Resolution 23-59-340 and the first Amendment to Shared Services Agreement.

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

1. The recitals set forth above are incorporated herein as if set forth at length.
2. The May 27, 2021 Shared Services Agreement, as amended, shall be revised by second amendment to provide that the entire \$9,370,250 previously committed shall be available for use in the current reconstruction project, notwithstanding the receipt by the Ocean City Housing Authority of grant funds for this project.
3. The Mayor, Business Administrator and City Clerk are hereby authorized to execute any and all necessary documents in order to implement this Resolution.

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 18<sup>th</sup> day of December, 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, December 18, 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**  
**SHARED SERVICES AGREEMENT**  
**SECOND AMENDMENT**

This agreement, made as of this \_\_\_\_ day of \_\_\_\_ 202\_ by and between the **City of Ocean City**, a municipal corporation of the State of New Jersey with principal offices located at the City Hall, 861 Asbury Avenue, Ocean City, NJ 08226 (hereinafter, the “**City**”) and the **Ocean City Housing Authority** with offices located at 204 Fourth Street, Ocean City, NJ 08226 (hereinafter, the “**Authority**”).

**WITNESSETH:**

**WHEREAS**, the **City** and the **Authority** are parties to a Shared Services Agreement dated May 27, 2021 (hereinafter, the “**SSA**”) for the design and construction of affordable housing units on the **Authority**’s property known as Peck’s Beach Village in Ocean City, N.J; and,

**WHEREAS**, based upon the cost projections for the redevelopment of Peck’s Beach Village as set forth in Exhibit A attached to the SSA, the **City** agreed to provide funding for the Peck’s Beach Village project in an amount of \$9,370,250, contingent upon the adoption and effective passage of one or more bond ordinances authorizing the sale of bonds in that amount; and,

**WHEREAS**, when grant funding through the Affordable Housing Production Funds program became available to the Housing Authority for the Project in 2023, City Council adopted Resolution 23-59-340 authorizing an amendment to the SSA to provide that if the Housing Authority received \$3,500,000 in grant funding, the City would reduce its contribution to the current Project by that amount and utilize those funds in future development at the Peck’s Beach Village site; and,

**WHEREAS**, since the adoption of Resolution 23-59-340, the Housing Authority received grant funding in excess of \$3,500,000; and,

**WHEREAS**, in part due to delays attributed to the COVID pandemic, the cost of the Project has increased such that the \$3,500,000 which was the subject of Resolution 23-59-340 is needed for the Project now, despite the receipt of grant funding; and,

**WHEREAS**, the City and the Housing Authority, by resolutions duly adopted by their respective governing bodies, wish to adopt a Second Amendment to the May 27, 2021 SSA to confirm that the City’s financial commitment to the Peck’s Beach Village reconstruction includes the \$3,500,000 which was the subject of Resolution 23-59-340 and the first Amendment to SSA.

**NOW, THEREFORE**, in consideration as set forth herein and with the parties understanding and intending to the covenants contained in this Agreement and set forth below, the parties do hereby agree as follows:

1. **Recitals Incorporated:** The above recitals are incorporated into this Agreement as is more fully set forth at length herein.
2. **Amendment to Shared Services Agreement:** The Shared Services Agreement between the City of Ocean City and the Ocean City Housing Authority dated May 27, 2021, as amended in 2023, is hereby revised by this second amendment to provide that the entire \$9,370,250 previously committed by the City of Ocean City to the Peck’s Beach Village reconstruction project shall be available for use in the current project, notwithstanding the receipt by the Ocean City Housing Authority of grant funds for this project.
3. **Severability:** Should any of the provisions of this Agreement be held invalid or unenforceable by a Court of competent jurisdiction, said provisions shall be severed from the entire Agreement and the remaining provisions of the Agreement shall remain in full force and effect.
4. **Entire Agreement:** This Agreement, together with the Shared Services Agreement dated May 27, 2021, as amended, which is further amended hereby, represents the entire Agreement between the parties regarding the design and construction of the sixty (60) affordable family units at Peck’s Beach Village and this Agreement may not be altered, modified or changed in any manner except upon a duly executed and authorized writing signed between the parties. Any future joint project shall require a separate Shared Services Agreement and approval thereof by resolution of each of the parties hereto.
5. **Governing Law:** This Agreement shall be governed and construed pursuant to the laws of the State of New Jersey and any litigation brought in relation to this Agreement shall be brought in the

Superior Court of New Jersey in Cape May County.

6. **Default:** Either party has any and all rights pursuant to law if the other party defaults pursuant to this Agreement. A party shall be considered in default if they have not honored any of the terms or conditions as set forth in this Agreement. Prior to any default being declared, a party must receive at least fourteen (14) days advance notice of said default.
7. **Waiver:** The parties understand and agree that any action or inaction concerning any of the terms or conditions of this Agreement by either party shall not be considered a waiver of any rights by said party including the right to allege such action or inaction, if not corrected, is a default pursuant to terms of this Agreement.
8. **Copies To Be Used As Originals:** Any copies of this Agreement once signed may be deemed to be originals for any purposes.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year set forth above.

**OCEAN CITY HOUSING AUTHORITY**

**CITY OF OCEAN CITY**

\_\_\_\_\_  
Jacqueline S. Jones, Executive Director

\_\_\_\_\_  
Jay Gillian, Mayor

\_\_\_\_\_  
Michael Rossbach, Jr., QPA,  
City Purchasing Manager

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

**CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY**

**RESOLUTION**

**No. 25-62-556**

**ESTABLISHING DATES FOR REGULAR COUNCIL MEETINGS FOR THE  
CITY OF OCEAN CITY FOR CALENDAR YEAR 2026**

**WHEREAS**, the Council of the City of Ocean City pursuant to the Administrative Code of the City of Ocean City sets its regular Council meeting dates from year to year by resolution; and

**WHEREAS**, the Council of the City of Ocean City wishes to post the dates for its Council meetings for the 2026 calendar year; and

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Ocean City that the following Council dates are hereby established for Calendar Year 2026 to be held in Council Chambers, 3<sup>rd</sup> Fl., 861 Asbury Avenue, Ocean City, New Jersey; and

**BE IT FURTHER RESOLVED** that formal action may be taken at all meetings listed below.

**Regular Council Meetings will be held at 6:00 p.m. Unless Otherwise Noted**

January 08	January 22
February 05	February 19
March 12	March 26
April 09	April 23
May 07	May 21
June 11	June 25
July 01 <i>(Reorg 12:00 PM - Noon)</i>	July 16
August 06	August 20
September 10	September 24
October 08	October 22
November 05	November 19
December 03	December 17

\_\_\_\_\_  
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, December 18, 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. 25-62-557

**CONSENTING TO CITY COUNCIL'S APPOINTMENT OF CHRIS WARREN  
AS A MEMBER TO THE AVIATION ADVISORY BOARD**

**BE IT RESOLVED**, by the City Council of the City of Ocean City that the following person is hereby appointed to the Aviation Advisory Board in accordance with Resolution 17-419 for the following term:

<u>NAME</u>	<u>TERM</u>	<u>TERM EXPIRES</u>
Chris Warren	4 Years	12/31/2029

---

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, December 18, 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. 25-62-558

**CONSENTING TO CITY COUNCIL'S APPOINTMENT OF RYAN PRICE  
AS A MEMBER TO THE UTILITY ADVISORY COMMISSION**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Ocean City, New Jersey, that the following individual is hereby appointed to the Ocean City Utility Advisory Commission for the following term:

<u>NAME</u>	<u>TERM</u>	<u>TERM EXPIRES</u>
Ryan Price	4 Years	12/31/2029

\_\_\_\_\_  
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, December 18, 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. 25-62-559

**CONSENTING TO CITY COUNCIL'S REAPPOINTMENT OF RYAN PRICE AS A  
MEMBER TO THE ZONING BOARD OF ADJUSTMENT**

**BE IT RESOLVED**, by the City Council of the City of Ocean City that the following individuals are hereby reappointed to the Zoning Board of Adjustment as members in accordance with the Municipal Land Use Law for the following term:

<u>NAME</u>	<u>TERM</u>	<u>TERM EXPIRES</u>
Ryan Price	4 Years	12/31/2029

\_\_\_\_\_  
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, December 18, 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. 25-62-560

**CONSENTING TO THE MAYOR'S REAPPOINTMENT OF MICHAEL DATTILO AS  
A MEMBER TO THE OCEAN CITY LIBRARY BOARD OF TRUSTEES**

**BE IT RESOLVED**, by the Mayor and City Council of the City of Ocean City that the following person is hereby reappointed to the Ocean City Library Board of Trustees:

<u>NAME</u>	<u>TERM</u>	<u>TERM EXPIRES</u>
Michael Dattilo	5 Years	12/31/2030

\_\_\_\_\_  
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, December 18, 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. 25-62-561**

**AUTHORIZING THE EXECUTION OF A REVOCABLE LICENSE FOR FENCE ENCROACHMENT FOR PLACEMENT OF A FENCE WITHIN THE CITY RIGHT-OF-WAY KNOWN AS BAYSHORE DRIVE ADJACENT TO THE PROPERTY LOCATED AT 263 BAYSHORE DRIVE, LOT 5, BLOCK 1812.**

**WHEREAS**, 263 Bayshore Drive LLC (hereinafter, "Licensee") is the owner of the property shown as Lot 5, Block 1812 on the Official Tax Map of the City of Ocean City, also known as 263 Bayshore Drive, adjacent to which, within a portion of the City's right-of-way known as Bayshore Drive, the Licensee wish to construct a fence, including mansonry piers with gas laterns and driveway and access gates, in order to enhance the property's front yard and the streetscape; and,

**WHEREAS**, City officials have inspected the property and determined that placement of the fence thirty (30") inches from the adjacent edge of the existing sidewalk as detailed on the drawing provided for same can be performed in a manner that does not diminish public use of the right-of-way, nor impede pedestrian, bicycle or vehicular traffic, nor interfere with sight triangles or sight lines; and,

**WHEREAS**, City officials are of the opinion that in this particular location, it would be preferable for the proposed fence to be thirty (30") inches from the edge of the sidewalk rather than along the property lines of Lot 5, Block 1812; and,

**WHEREAS**, Licensee seeks permission from the governing body to place its fence within the public right-of-way with the understanding that such permission will be in the form of a revocable license, that the Licensee shall be solely responsible to maintain the fence in good repair in a neat, safe and orderly fashion at Licensee's sole expense; and that it will be required to indemnify and hold the City harmless from any liability of any kind, nature or description; and will be required to provide proof that the City has been named an additional insured on the Licensee' insurance policy;

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the City of Ocean City hereby authorizes the execution of a Revocable License For Fence Encroachment allowing the fence proposed to be installed by the owners of Lot 5, Block 1812 to encroach onto the City right-of-way under the terms and conditions as set forth in the Agreement attached hereto and made a part hereof.

The Business Administrator or his designee is hereby authorized to execute the Revocable License For Fence Encroachment.

\_\_\_\_\_  
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 December 18, 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

## REVOCABLE LICENSE FOR FENCE ENCROACHMENT

Agreement made, effective as of \_\_\_\_\_, 2025, by and between THE CITY OF OCEAN CITY, a Municipal Corporation of the State of New Jersey, of 861 Asbury Avenue, Ocean City, NJ 08226 (hereinafter "City"), which is the owner of a certain 60' wide right-of-way known as Bayshore Drive, and 263 BAYSHORE DRIVE LLC, owner of 263 Bayshore Drive, Ocean City, NJ 08226 (hereinafter collectively "LICENSEE").

### WITNESSETH:

A. LICENSEE is the owner of Lot 5, Block 1812, situated in the City of Ocean City, County of Cape May and State of New Jersey (hereinafter, the "Property"), and City is the owner of the 60' wide right-of-way known as Bayshore Drive adjacent to the westerly side of the Property (see Plan prepared by Thomas/Bechtold Architecture & Engineering dated October 22, 2025, last revised on November 11, 2025, attached hereto as Exhibit A).

B. LICENSEE proposes to install a fence, including masonry piers with gas lanterns and driveway and access gates, enclosing the Property in order to enhance the safety of their front yard and the streetscape and would like to install the fence thirty (30") inches from the adjacent edge of the sidewalk, rather than on the property line of the Property.

C. LICENSEE and City desire to create a revocable encroachment license over the area between the property line of the Property and the fence to be constructed by LICENSEE, and permit LICENSEE to install a conforming, open style fence approximately thirty (30") inches from the adjacent edge of the sidewalk for the benefit of the Property, subject to the terms and conditions hereinafter set forth.

LICENSEE and City agree as follows:

A revocable license for the proposed a conforming, open style fence approximately thirty (30") inches from the adjacent edge of the sidewalk in favor of the LICENSEE'S property is created over that portion of the City right-of-way adjacent to Lot 5, Block 1812 and located as depicted on the attached Exhibit A.

This revocable license agreement is specifically intended to and shall run with the land and shall benefit and bind LICENSEE and its successors in title until (a) the fence to be installed in accordance herewith is demolished or removed, after which there shall be no license or other permission for the replacement or reconstruction of any improvements within the public sidewalk, street or right-of-way; or (b) until this revocable license is revoked and extinguished by the City upon 90 days written notice to LICENSEE, or LICENSEE'S successor in title, after which the

encroachment shall be completely removed and the public right-of-way restored in a manner consistent with the immediately surrounding area (be it grassed or concrete) at the sole expense of LICENSEE or LICENSEE'S successor in title.

LICENSEE shall be responsible for the care and maintenance of the fence. The LICENSEE shall maintain said encroachment in good repair in a neat, safe and orderly fashion, at LICENSEE'S sole expense. Similarly, LICENSEE shall indemnify and hold City harmless from any liability of any kind, nature or description, whether with respect to property damage, property repair, personal injury, etc., which may occur as a result of the existence of this revocable license for encroachment, and LICENSEE shall add City as an additional insured on the liability portion of LICENSEE'S insurance policy for LICENSEE'S premises, as City's interests may appear, as the provider of this revocable license. It shall be LICENSEE'S responsibility after full execution of this license to record this license with the Cape May County Clerk's Office and provide a copy of the recorded document to the City.

IN WITNESS WHEREOF, LICENSEE and the City have caused this agreement to be executed, their signatures notarized, and the date of the agreement being set forth as the date of the first to sign, as indicated above, with the completed document and exhibits to then be recorded in the Office of the Cape May County Clerk by LICENSEE.

CITY OF OCEAN CITY, LICENSOR

By: \_\_\_\_\_

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF CAPE MAY :

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the subscriber, the undersigned authority, personally appeared \_\_\_\_\_ for the CITY OF OCEAN CITY, who I am satisfied is the person who signed the within instrument and acknowledged that he signed, sealed and delivered the same as his act and deed for the uses and purposes therein expressed. All of which is hereby certified.

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_  
263 BAYSHORE DRIVE LLC, LICENSEE

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF CAPE MAY :

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the subscriber, the undersigned authority, personally appeared 263 BAYSHORE DRIVE LLC who I am satisfied are the persons who signed the within instrument and acknowledged that they signed, sealed and delivered the same as their act and deed for the uses and purposes therein expressed. All of which is hereby certified.

---

*Notary Public*

[Continuation of signature page for Revocable License for Fence Encroachment re:  
263 Bayshore Drive, Block 1812, Lot 5, Ocean City, New Jersey]



CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

No. 25-62-562

**AUTHORIZING THE EXECUTION OF A REVOCABLE LICENSE FOR FENCE ENCROACHMENT FOR PLACEMENT OF A FENCE WITHIN THE CITY RIGHTS-OF-WAY KNOWN AS CENTRAL AVENUE AND 47TH STREET ADJACENT TO THE PROPERTY LOCATED AT 507-09 47TH STREET, LOT 1, BLOCK 4601.**

**WHEREAS**, Manual Stamatakis (hereinafter, "Licensee") is the owner of the property shown as Lot 1, Block 4601 on the Official Tax Map of the City of Ocean City, also known as 507-09 47th Street, adjacent to which, within a portion of the City's rights-of-way known as Central Avenue and 47th Street, the Licensee wishes to construct a fence in order to enhance the safety of their yards; and,

**WHEREAS**, City officials have inspected the property and determined that placement of the fence along the edge of the existing sidewalks as shown on the drawing provided for same, can be performed in a manner that does not diminish public use of the rights-of-way, nor impede pedestrian, bicycle or vehicular traffic, nor interfere with sight lines; and,

**WHEREAS**, City officials are of the opinion that in this particular location, it would be preferable for the proposed fence to be installed along the edge of the existing sidewalks than along the property line of Lot 1, Block 4601; and,

**WHEREAS**, Licensee seeks permission from the governing body to place his fence within the public rights-of-way with the understanding that such permission will be in the form of a revocable license, that the Licensee shall be solely responsible to maintain the fence in good repair in a neat, safe and orderly fashion at Licensee's sole expense; and that he will be required to indemnify and hold the City harmless from any liability of any kind, nature or description; and he will be required to provide proof that the City has been named an additional insured on the Licensee's insurance policy;

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the City of Ocean City hereby authorizes the execution of a Revocable License For Fence Encroachment allowing the fence proposed to be installed by the owner of Lot 1, Block 4601 to encroach onto the City rights-of-way under the terms and conditions as set forth in the Agreement attached hereto and made a part hereof.

The Business Administrator or his designee is hereby authorized to execute the Revocable License For Fence Encroachment.

\_\_\_\_\_  
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, December 18, 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

## REVOCABLE LICENSE FOR FENCE ENCROACHMENT

Agreement made, effective as of \_\_\_\_\_, 2025, by and between THE CITY OF OCEAN CITY, a Municipal Corporation of the State of New Jersey, of 861 Asbury Avenue, Ocean City, NJ 08226 (hereinafter "City"), which is the owner of a certain 70' wide right-of-way known as Central Avenue and 60' right-of-way known as 47th Street, and MANUAL STAMATAKIS, owner of 507-09 47th Street, Ocean City, NJ 08226 (hereinafter collectively "LICENSEE").

### WITNESSETH:

A. LICENSEE is the owner of Lot 1, Block 4601, situated in the City of Ocean City, County of Cape May and State of New Jersey (hereinafter, the "Property"), and City is the owner of the 70' wide right-of-way known as Central Avenue and 60' right-of-way known as 47th Street adjacent to the northerly side of the Property (see Copy of a property survey prepared by Schwab Land Surveying and Planning, LLC, dated November 19, 2014, and marked up by the applicant on or about October 22, 2025, attached hereto as Exhibit A).

B. LICENSEE proposes to install a fence enclosing the Property in order to enhance the safety of his front and side yards and would like to install the fence along the adjacent edge of the existing sidewalks, rather than on the property line of the Property.

C. LICENSEE and City desire to create a revocable encroachment license over the area between the property lines of the Property and the fence to be constructed by LICENSEE, and permit LICENSEE to install a conforming, open fence along the adjacent edge of the existing sidewalks for the benefit of the Property, subject to the terms and conditions hereinafter set forth.

LICENSEE and City agree as follows:

A revocable license for the proposed a conforming, open fence along the adjacent edge of the existing sidewalks in favor of the LICENSEE'S property is created over that portion of the City rights-of-way adjacent to Lot 1, Block 4601 and located as depicted on the attached Exhibit A.

This revocable license agreement is specifically intended to and shall run with the land and benefit and bind LICENSEE's successors in title until (a) the fence to be installed in accordance herewith is demolished or removed, after which there shall be no license or other permission for the replacement or reconstruction of any improvements within the public sidewalk, street or right-of-way; or (b) until this revocable license is revoked and extinguished by the City upon 90 days written notice to LICENSEE, or LICENSEE'S successor in title, after which the encroachment



LICENSEE

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF CAPE MAY :

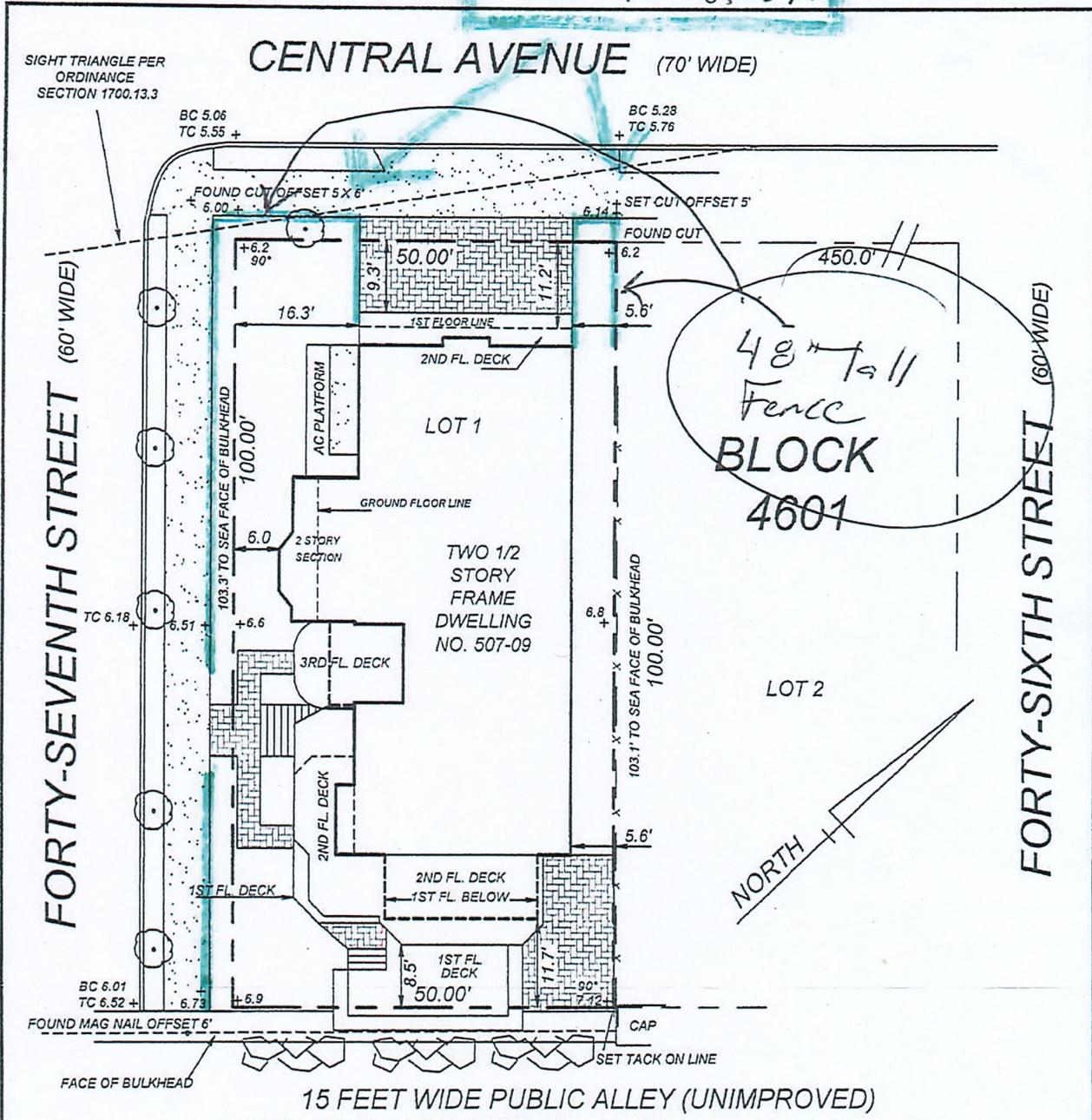
BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the subscriber, the undersigned authority, personally appeared MANUAL STAMATAKIS, who I am satisfied are the persons who signed the within instrument and acknowledged that they signed, sealed and delivered the same as their act and deed for the uses and purposes therein expressed. All of which is hereby certified.

---

*Notary Public*

[Continuation of signature page for Revocable License for Fence Encroachment re:  
507-09 47th Street, Block 4601, Lot 1, Ocean City, New Jersey]

Fence location



DUNE FIELD

+ X.X = EXISTING NAVD 1988 ELEVATION

COVERAGE AND HEIGHT

LOT AREA - 5,000 SQ. FT.
BUILDING AREA - 2,339 SQ. FT., 46.8% (DOES NOT INCLUDE DECKS)
TOTAL STORIES - 2.29
IMPERVIOUS AREA - 3,686 SQ. FT., 73.7%
PEAK ELEVATION - 42.8 FT.
ZFE - 14 FT. PER PLANS
BUILDING HEIGHT - 28.8 FT. ABOVE ZFE ALSO 36.6 FT ABOVE CENTERLINE

ISSUED TO:  
RUSSELL SNOW, BUILDER

FINAL CONSTRUCTION SURVEY  
---NOT FOR CONVEYANCE---

**LOT 1 BLOCK 4601**  
**CITY OF OCEAN CITY**  
**CAPE MAY COUNTY, NJ**

DATE : NOV. 19, 2014 SCALE : 1" = 20' DWN. BY : JES/JAS

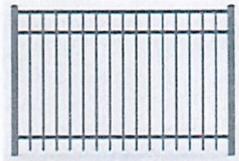
THIS SURVEY IS FOR USE IN APPLYING FOR MUNICIPAL APPROVAL OF NEW CONSTRUCTION. THE SURVEYOR WILL ACCEPT NO RESPONSIBILITY FOR ITS USE FOR ANY OTHER PURPOSE.

*JES 11/20/14*  
**JAMES E. SCHWAB III**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LIC. 24GS03353600  
PROFESSIONAL PLANNER  
NEW JERSEY LIC. 31LI00408600

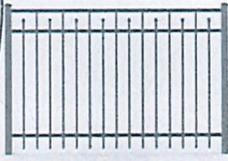
**SCHWAB LAND SURVEYING AND PLANNING, LLC**  
8 EAST 10TH STREET  
OCEAN CITY, NJ 08226  
TELE 609-398-0565 FAX 1-609-543-1188  
CERTIFICATE OF AUTHORIZATION NO. 24GA28101600  
FILE : 12-151 FIELD BOOK : ---

48" tall

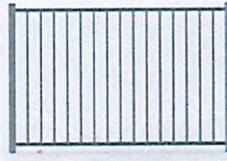
**STYLE INDEX**  
CATALYST



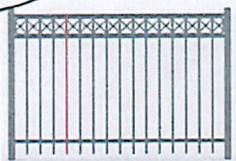
**PRINCETON** Page 4  
Meets Pool Code  
Height: 54" Drop Rail



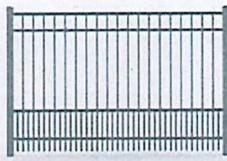
**AUGUSTINE** Page 6  
Meets Pool Code  
Height: 54" Drop Rail



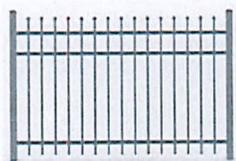
**CANNON** Page 8  
Meets Pool Code  
Height: 48"



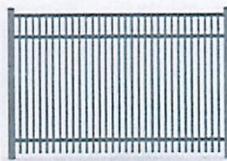
**PARKSIDE** Page 10  
Meets Pool Code  
Height: 54" Drop Rail



**RALEIGH** Page 11

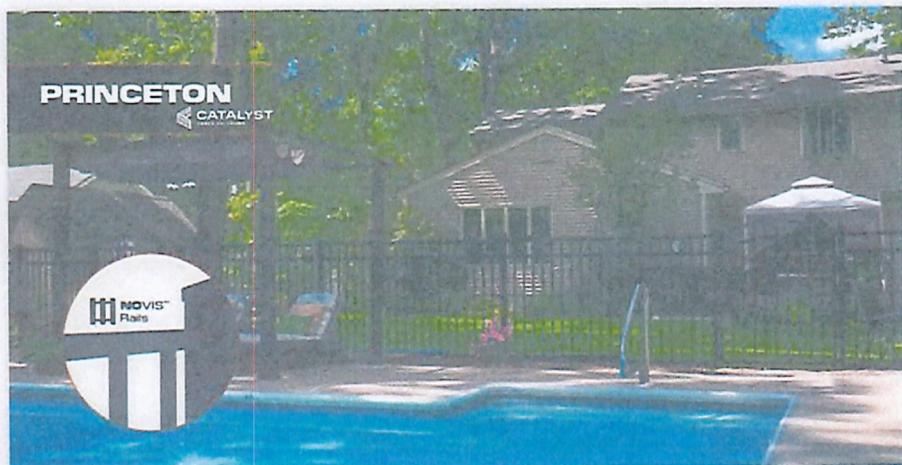


**GEORGETOWN** Page 12  
Meets Pool Code  
Height: 60"



**MELBOURNE** Page 13  
Meets Pool Code  
Height: 54" Drop Rail

ALUMINUM FENCE — STYLE INDEX 3



**PRINCETON**  
CATALYST



PRINCETON DROP RAIL IN BLACK

**CONTEMPORARY STYLE**

It's easy to see why The Princeton is our most popular aluminum style. With its modern 3-rail design, form follows function. The top flat rail creates a simple but sleek Fence line which protects and beautifies your home. Catalysts' patented **NOVIS™** Rails feature hidden fasteners to ensure a continuous flow along your natural landscape and are designed with maximum range of rackability.

**Colors**



BLACK BRONZE MATTE BLACK

Meets Pool Code  
Height: 54" Drop Rail

1:18

◀ Gmail

5G



dennisvillefence.com



**CATALYST™**  
FENCE SOLUTIONS



REQUEST A  
QUOTE



DENNISVILLEFENCE.COM

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PRINCETON IN BLACK

OUR INGENUITIES.  
YOUR ADVANTAGES.

**NOVIS™**  
HIDDEN FASTENER SYSTEM

Hidden fastener rail system designed with maximum range of rackability on all standard products.

**SOLARGUARD®**  
FADE RESISTANCE

Color retention technology that retains like-new finish for years.



**CATALYST™**  
FENCE SOLUTIONS

Every Catalyst fence starts with the highest quality raw materials and proprietary formulations. Thoughtfully engineered with exclusive innovations to deliver unparalleled strength, enduring beauty and flawless performance. Rigorously tested to exceed industry standards. Made to withstand the effects of weather and daily wear and tear. And backed by a transferable limited lifetime warranty.

dennisville-



fence\_\_brochure\_\_aluminum  
-fence-web.pdf (13.1 MB)

Save...



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CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

No. 25-62-563

**AUTHORIZING THE EXECUTION OF A REVOCABLE LICENSE FOR RETAINING WALLS ENCROACHMENT FOR PLACEMENT OF RETAINING WALLS WITHIN THE CITY RIGHTS-OF-WAY KNOWN AS ROSEMAR LANE AND SPRUCE ROAD ADJACENT TO THE PROPERTY LOCATED AT 1909 ROSEMAR LANE, LOT 22, BLOCK 1912.**

**WHEREAS**, Jody Jason & Jill M. Levchuk (hereinafter, "Licensees") are the owners of the property shown as Lot 22, Block 1912 on the Official Tax Map of the City of Ocean City, also known as 1909 Rosemar Lane, adjacent to which, within a portion of the City's rights-of-way known as Rosemar Lane and Spruce Road, the Licensees wish to install retaining walls in order to enhance the safety of their yards; and,

**WHEREAS**, City officials have inspected the property and determined that placement of the retaining walls one (1') foot from the adjacent edge of the sidewalks as detailed on the drawing provided for same can be performed in a manner that does not diminish public use of the rights-of-way, nor impede pedestrian, bicycle or vehicular traffic, nor interfere with sight triangles or sight lines; and,

**WHEREAS**, City officials are of the opinion that in this particular location, it would be preferable for the proposed retaining walls one (1') foot from the edge of the sidewalks than along the property lines of Lot 22, Block 1912; and,

**WHEREAS**, Licensees seek permission from the governing body to place their retaining walls within the public rights-of-way with the understanding that such permission will be in the form of a revocable license, that the Licensees shall be solely responsible to maintain the retaining walls in good repair in a neat, safe and orderly fashion at Licensees' sole expense; and that they will be required to indemnify and hold the City harmless from any liability of any kind, nature or description; and will be required to provide proof that the City has been named an additional insured on the Licensees' insurance policy;

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the City of Ocean City hereby authorizes the execution of a Revocable License For Retaining Walls Encroachment allowing the retaining walls proposed to be installed by the owners of Lot 22, Block 1912 to encroach onto the City rights-of-way under the terms and conditions as set forth in the Agreement attached hereto and made a part hereof.

The Business Administrator or his designee is hereby authorized to execute the Revocable License For Retaining Walls Encroachment.

\_\_\_\_\_  
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, December 18, 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

## REVOCABLE LICENSE FOR RETAINING WALLS ENCROACHMENT

Agreement made, effective as of \_\_\_\_\_, 2025, by and between THE CITY OF OCEAN CITY, a Municipal Corporation of the State of New Jersey, of 861 Asbury Avenue, Ocean City, NJ 08226 (hereinafter "City"), which is the owner of a certain 60' wide right-of-way known as Rosemar Lane and 60' wide right-of-way known as Spruce Road, and JODY JASON LEVCHUK and JILL M. LEVCHUK, owners of 1909 Rosemar Lane, Ocean City, NJ 08226 (hereinafter collectively "LICENSEES").

### WITNESSETH:

A. LICENSEES are the owners of Lot 22, Block 1912, situated in the City of Ocean City, County of Cape May and State of New Jersey (hereinafter, the "Property"), and City is the owner of the 60' wide right-of-way known as Rosemar Lane and 60' wide right-of-way known as Spruce Road adjacent to the southwesterly side of the Property (see Copy of an as-built survey prepared by Design Land Surveying P.A., dated February 10, 2025, and last revised on November 3, 2025, attached hereto as Exhibit A).

B. LICENSEES have installed retaining walls one (1') foot from the adjacent edge of the sidewalks, rather than on the property lines of the Property in order to enhance the safety of their yards.

C. LICENSEES and City desire to create a revocable encroachment license over the area between the property line of the Property and the retaining and permit the one-and-half (1.5') foot high retainings wall one (1') foot from the adjacent edge of the sidewalks for the benefit of the Property, subject to the terms and conditions hereinafter set forth.

LICENSEES and City agree as follows:

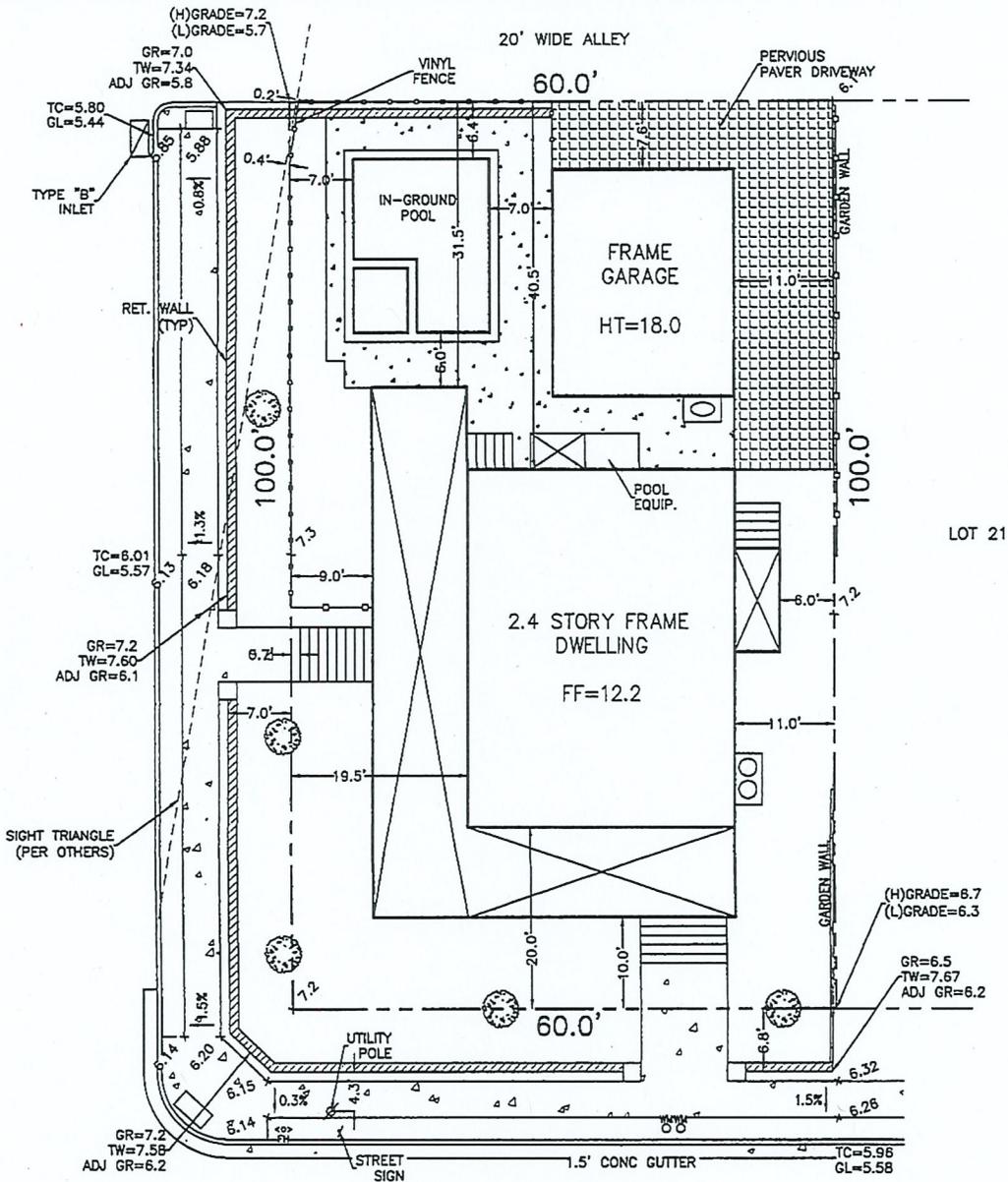
A revocable license for the one-and-half (1.5') foot high retainings wall one (1') foot from the adjacent edge of the sidewalks in favor of the LICENSEES' property is created over that portion of the City right-of-way adjacent to Lot 22, Block 1912 and located as depicted on the attached Exhibit A.

This revocable license agreement is specifically intended to and shall run with the land and shall benefit and bind the LICENSEES and their successors in title until (a) the retaining walls described herein are demolished or removed, after which there shall be no license or other permission for the replacement or reconstruction of any improvements within the public sidewalk, street or right-of-way; or (b) until this revocable license is revoked and extinguished by the City upon 90 days written notice to LICENSEES, or LICENSEES' successor in title, after which the





ROSEMAR LANE (60' WIDE)



LOT 21

SPRUCE ROAD  
(60' WIDE)

ORDINANCE 12-19 REQUIREMENTS

BASE FLOOD ELEV.=9.0 (NAVD 88)  
 FF ELE=12.2 (+3.2 ABOVE BFE)  
 RIDGE ELEV.=42.7 (+30.5' ABOVE FF ELEV.)  
 RIDGE ELEV.=42.7 (+30.7' ABOVE ZFE (12.0))

AS-BUILT FINAL

LOT AREA=6000 SQFT±  
 BLDG. COVERAGE=27.75%  
 IMPERVIOUS COVERAGE=58.3%  
 ROOF PEAK ELEV.=42.7  
 HALF STORY=40%  
 FAR=50.2%

- THIS PLAN IS NOT A GUARANTEE OF OWNERSHIP
- BEING LOT 22, BLOCK 1912, TAX MAP OF THE CITY OF OCEAN CITY (FOR INFORMATION PURPOSES ONLY)
- SURVEYOR RESERVES THE RIGHT TO REVISE THIS PLAN UPON RECEIPT AND REVIEW OF AN ACCURATE TITLE REPORT AND AN ACCURATE ABSTRACT ALL ON ALL LOTS AFFECTED BY, OR ADJOINING TO, THE PROPERTY IN QUESTION
- NO ATTEMPT WAS MADE TO LOCATE THE UTILITIES WHICH MAY EXIST ON THIS PROPERTY PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.
- SUBJECT TO BUILDING REGULATIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND AGREEMENTS OF RECORD, IF ANY

ISSUED FOR CITY PERMIT USE ONLY



**Design Land Surveying P.A.**

P.O. Box 667 Turnersville, N.J. 08012  
 Toll Free Phone 1-800-418-9373  
 Phone (856) 374-1134 - Fax (856) 589-0246



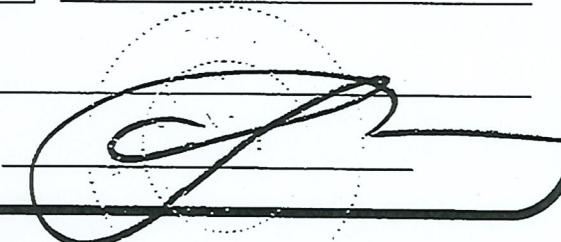
DATE	02/10/25	SURVEY NO. 2405009
SCALE	1"=20'	
DRN:	DTT	

<u>AS-BUILT PLAN</u> 1909 ROSEMAR LANE (LOT 22, BLOCK 1912)	<u>SITUATE IN:</u> CITY OF OCEAN CITY CAPE MAY COUNTY NEW JERSEY
---	---

REV: 11/3/25 (PER CITY)

ISSUED TO: CITY OF OCEAN CITY

THOMAS N. TOLBERT  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. GS 38608



CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

No. 25-62-564

**AUTHORIZING THE TAX COLLECTOR TO CANCEL ANY  
2025 PROPERTY TAX & S.I.D. TAX  
REFUND OR DELINQUENCY OF LESS THAN \$10.00**

**WHEREAS**, Chapter 113, P.L. 1996 amended Chapter 82, P.L. 1987 to allow the governing body of a municipality to adopt a resolution authorizing a municipal employee to process the cancellation of any property tax refund or delinquency of less than \$10.00, without further action of the municipality; and

**WHEREAS**, the Tax Collector of the City of Ocean City currently reviews and processes said resolutions; and

**WHEREAS**, the City Council of the City of Ocean City desires to authorize the Tax Collector to cancel any property tax refund or delinquency of less than \$10.00; and

**NOW, THEREFORE, BE IT RESOLVED** that Terence Graff, Certified Tax Collector, be authorized to cancel any property tax refund or delinquency of less than \$10.00.

\_\_\_\_\_  
Terry Crowley  
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, December 18, 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. 25-62-565

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 \$529.37 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).....\$529.37  
pursuant to the provisions of Statute; and

BE IT FURTHER RESOLVED that a like sum of \$529.37 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).....\$ 529.37  
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 December 22, 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, December 18, 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. 25-62-566

**AMENDING THE 2025 BUDGET OF THE CITY OF OCEAN CITY TO INCLUDE  
ADDITIONAL REVENUE FROM NEW JERSEY DEPARTMENT OF LAW AND  
PUBLIC SAFETY DRUNK DRIVING ENFORCEMENT FUND**

**WHEREAS**, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or 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 any item of appropriation for equal amount; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of 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 \$12,254.33 which item is now available as 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 Appropriation  
2025 New Jersey Department Of Law & Public Safety Drunk Driving Enforcement Fund.....\$12,254.33  
pursuant to the provisions of Statute, N.J.S.A. 40A: 4-87; and

**BE IT FURTHER RESOLVED** that a like sum of \$12,254.33 be and the same is hereby appropriated under the caption of:

**GENERAL APPROPRIATIONS**

(A) Operations-Excluded from "CAPS"  
Public and Private Programs Offset by Revenue  
2025 New Jersey Department Of Law & Public Safety Drunk Driving Enforcement Fund.....\$12,254.33

**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 December 22, 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, December 18, 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. 25-62-567

**AMENDING THE 2025 BUDGET OF THE CITY OF OCEAN CITY TO INCLUDE  
ADDITIONAL REVENUE FROM THE STATE OF NEW JERSEY, DEPARTMENT OF  
TRANSPORTATION, MUNICIPAL AID PROGRAM**

**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 \$188,803.00 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  
New Jersey Department of Transportation (NJDOT), Municipal Aid Program; Wesley Avenue 9<sup>th</sup> -12<sup>th</sup>  
Streets  
.....\$188,803.00  
pursuant to the provisions of Statute; and

**BE IT FURTHER RESOLVED** that a like sum of \$188,803.00 be and the same is hereby appropriated under the caption of:

**GENERAL APPROPRIATIONS**

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

New Jersey Department of Transportation (NJDOT), Municipal Aid Program; Wesley Avenue 9<sup>th</sup> -12<sup>th</sup>  
Streets  
.....\$188,803.00  
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 December 24, 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, December 18, 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. 25-62-568

**AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEE FOR A  
CONSTRUCTION PROJECT AT 58 ASBURY AVENUE,  
BLOCK 11, LOT(S) 24.01; PROJECT #23-022liPB**

**WHEREAS**, Sabbia LLC, has posted performance guarantee for construction of an approved site plan at 58 Asbury Avenue, Block 11, Lot(s) 24.01 in Ocean City in accordance with Section 25-1600 of Ordinance #88-17, Volume II, also known as application number 23-022liPB.

**WHEREAS**, this application was submitted for approval to the Planning Board on January 10, 2024; and

**WHEREAS**, the Planning Board Office has issued a final inspection approval report dated November 26, 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 \$9,112.00; 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 \$991.80 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 \$11,104.00 to Sabbia LLC.

\_\_\_\_\_  
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, December 18, 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. 25-62-569

**AUTHORIZING TRANSFERS OF APPROPRIATIONS OF THE  
2025 LOCAL MUNICIPAL BUDGET PER N.J.S.A. 40A: 4-58**

**WHEREAS**, N.J.S.A. 40A: 4-58, allows transfers to be made from excess appropriation balances to those appropriations deemed insufficient during the last two months of the fiscal year;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Ocean City that the following transfers as per the attachment be authorized within the 2025 Local Municipal Budget.

\_\_\_\_\_  
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, December 18, 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

**Transfer Resolution #3  
2025**

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<b>Transfer to:</b>	<b>Account Description</b>		<b>Amount</b>
5-01-20-626-229	CITY WIDE UTILITIES/HEATING FUEL-SJ GAS	OE	30,000.00
5-01-20-626-223	TELEPHONE	OE	25,000.00
5-01-20-021-200	ADMINISTRATION/CONSTRUCTION CODE	OE	1,500.00
5-01-26-820-200	SANITATION & RECEIVING OPERATION -	OE	1,000.00
5-01-25-720-200	PS/RESCUE SERVICES	OE	3,000.00
<b>TOTAL:</b>			<b>\$ 60,500.00</b>

---

<b>Transfer from:</b>	<b>Account Description</b>		<b>Amount</b>
5-01-26-840-100	PW/FIELD OPERATIONS - SALARIES & WAGES	SW	30,500.00
5-01-26-830-100	PW/FACILITY MAINT - SALARIES & WAGES	SW	30,000.00
<b>TOTAL :</b>			<b>\$ 60,500.00</b>

---

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

No. 25-62-570

**CANCELING CERTAIN 2025 APPROPRIATIONS  
WITHIN THE LOCAL MUNICIPAL BUDGET**

**WHEREAS**, New Jersey Statutes permits for the cancellation of appropriations within the Local Municipal Budget;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Ocean City, New Jersey that the appropriations cited below be cancelled.

Human Resources- Medical Insurance (5-01-20-025-371)	\$ 500,000.00
Debt Service: Interest on Notes (5-01-20-615-337)	<u>\$ 100,100.00</u>
<b>TOTAL</b>	<b><u>\$ 600,100.00</u></b>

---

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, December 18, 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 FINANCIAL MANAGEMENT

---

December 15, 2025

Dear City Council Members,

This memo is intended to provide backup to the resolution canceling certain appropriations within the 2025 local municipal budget.

The first item being canceled is \$500,000 from the medical insurance account. This represents a 5.5% savings from an appropriation that was over \$9 million in the 2025 budget. The City experienced favorable claim history this year in both the dental and vision programs which are self-funded. Team members either retiring or leaving the employment of the City also attributed to this savings, as well as an increase in those who opt out of healthcare due to having coverage elsewhere.

The other appropriate being canceled is a remaining balance in debt service of \$100,100. While the 2025 budget was in the process of being adopted I had an estimated number for a bond anticipation note we had to issue and pay down in 2025. The interest on that note came in more favorable than I had estimated for budgeting purposes once the actual bids were received. It's a statutory requirement to cancel any balances in debt service at year end, this resolution memorializes the cancellation.

Appropriations that are cancelled prior to year-end will lapse to fund balance as of 12/31.

As always, if you have any questions on this resolution please feel free to contact my office at 609.525.9350.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank Donato III".

Frank Donato III  
Director of Financial Management

C: Mayor Gillian  
George Savastano, Business Administrator

861 ASBURY AVENUE, OCEAN CITY, NJ 08226

Printed on Recycled Paper

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

No. 25-62-571

**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 December 5, 2025 to December 15, 2025. The attached check register represents paid claims against the municipality for the period of September 1, 2025 to October 31, 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

**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, December 18, 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



December 15, 2025  
12:55 PM

CITY OF OCEAN CITY  
Bill List By P.O. Number

Page No: 2

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
25-01624	06/20/25	RUDERM	RUDERMAN & ROTH, LLC	RESOLUTION #25-61-276	Open	3,060.00	0.00 B
25-01626	06/20/25	OCCROWNH	OCEAN CITY CROWN HOLDINGS LLC		Open	24,500.00	0.00 B
25-01825	07/10/25	ARCHERPU	ARCHER PUBLIC AFFAIRS, LLC		Open	3,650.00	0.00 B
25-01856	07/14/25	VISITWID	VISIT WIDGET, LLC		Open	4,194.00	0.00
25-01858	07/14/25	LEXA	LEXA CONCRETE, INC.	RESOLUTION #25-62-381	Open	91,927.43	0.00 B
25-01867	07/16/25	MIDATL	MID ATLANTIC FIRE AND AIR CORP	RESOLUTION #25-61-234	Open	1,172.00	0.00
25-02197	08/22/25	ACTENGIN	ACT ENGINEERS INC	RESOLUTION #25-62-450	Open	1,782.50	0.00 B
25-02339	09/08/25	01CORELO	CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-13	Open	1,325.29	0.00
25-02515	09/15/25	AUSTN	AUSTIN'S SPORTS	Res. 23-59-395	Open	6,110.00	0.00
25-02537	09/15/25	SRTS	SEWER RAT TRENCHLESS SOLUTIONS		Open	25,000.00	0.00
25-02550	09/19/25	WITMER	WITMER PUBLIC SAFTEY GROUP	Res 25-61-234	Open	1,787.98	0.00
25-02556	09/19/25	FIVETTRIB	FIVE TRIBES CINEMA PRODUCTIONS		Open	14,700.00	0.00
25-02557	09/19/25	FERIOZZI	L. FERIOZZI CONCRETE COMPANY	RESOLUTION #25-62-480	Open	1,022,140.00	0.00 B
25-02599	09/30/25	RICHF	RICH FIRE PROTECTION		Open	460.00	0.00
25-02604	09/30/25	WITMER	WITMER PUBLIC SAFTEY GROUP	Res 25-61-234	Open	402.82	0.00
25-02619	10/06/25	RICHF	RICH FIRE PROTECTION		Open	2,218.00	0.00
25-02623	10/06/25	ALWAYSAD	ALWAYS ADVANCING	RESOLUTION #25-61-363	Open	6,700.00	0.00
25-02946	10/20/25	WITMER	WITMER PUBLIC SAFTEY GROUP	Res 25-61-234	Open	12,423.04	0.00
25-02947	10/20/25	WITMER	WITMER PUBLIC SAFTEY GROUP	Res 25-61-234	Open	3,733.00	0.00
25-02955	10/20/25	VINEA	VINELAND AUTO ELECTRIC, INC.		Open	3,526.53	0.00
25-02966	10/22/25	THOMSONR	THOMSON REUTERS	Subscription	Open	804.00	0.00
25-02978	10/22/25	DEGL	DEGLER-WHITING, INC.		Open	14,700.00	0.00
25-02992	10/23/25	NJAFM	NEW JERSEY ASSOCIATION FOR	2025 Conference Registration	Open	420.00	0.00
25-03004	10/27/25	UNITEDNA	UNITED RENTAL (NA) INC.		Open	11,440.00	0.00
25-03009	10/29/25	CAPEELE	CAPE ELECTRICIANS LLC	REPAIR	Open	3,200.00	0.00
25-03021	10/31/25	ACTENGIN	ACT ENGINEERS INC	RESOLUTION #25-62-516	Open	1,642.50	0.00 B
25-03023	10/31/25	FIRSS	FIRE & SAFETY SERVICES, LTD.	Res 24-60-081	Open	19,949.97	0.00
25-03024	10/31/25	RICHF	RICH FIRE PROTECTION		Open	2,024.00	0.00
25-03026	10/31/25	WEJCONSU	WEJ CONSULTING, LLC		Open	5,100.00	0.00
25-03027	10/31/25	MIDATL	MID ATLANTIC FIRE AND AIR CORP		Open	1,069.00	0.00
25-03028	10/31/25	EASTS	EASTERN SIGN CO		Open	6,367.00	0.00
25-03033	11/12/25	SJOVE	SOUTH JERSEY OVERHEAD DOOR CO.		Open	3,607.00	0.00
25-03037	11/12/25	HACKNEY	HACKNEY CONCRETE, INC.		Open	2,500.00	0.00
25-03038	11/12/25	EARLS	EARL GIRLS, INC.		Open	6,250.00	0.00
25-03043	11/12/25	HALKANUR	HALKA NURSERIES		Open	6,470.00	0.00
25-03048	11/12/25	CONTI	CONTINENTAL FIRE & SAFETY CO.		Open	900.00	0.00
25-03076	11/13/25	SOUTJ	SOUTH JERSEY WELDING SUPPLY		Open	111.76	0.00
25-03077	11/13/25	VCI	VCI, EMERGENCY VEHICLE SPEC.	Res 23-60-058	Open	247.50	0.00
25-03078	11/13/25	VCI	VCI, EMERGENCY VEHICLE SPEC.	Res 23-60-058	Open	1,198.54	0.00
25-03079	11/13/25	FIRSS	FIRE & SAFETY SERVICES, LTD.	Res 24-60-081	Open	514.74	0.00
25-03080	11/13/25	AIRPO	AIRPOWER INTERNATIONAL, INC.		Open	677.50	0.00
25-03081	11/13/25	FIRSS	FIRE & SAFETY SERVICES, LTD.	Res 24-60-081	Open	2,950.24	0.00
25-03083	11/13/25	FIRSS	FIRE & SAFETY SERVICES, LTD.	Res 24-60-081	Open	2,445.69	0.00
25-03084	11/13/25	FIRSS	FIRE & SAFETY SERVICES, LTD.	Res 24-60-081	Open	785.77	0.00
25-03085	11/13/25	BEESLEY	BEESLEY'S POINT SEA DOO, INC.		Open	769.12	0.00
25-03086	11/13/25	FIRSS	FIRE & SAFETY SERVICES, LTD.	Res 24-60-081	Open	431.66	0.00
25-03087	11/13/25	ZOLLDATA	ZOLL DATA SYSTEMS INC		Open	375.00	0.00
25-03088	11/13/25	77VLI	CHRIS VLIET		Open	185.00	0.00
25-03097	11/13/25	ACTIONUN	ACTION UNIFORM CO., L.L.C	Res 24-60-286	Open	5,541.00	0.00
25-03111	11/17/25	WINTERGR	THE WINTER GROUP		Open	1,165.00	0.00
25-03116	11/17/25	KD PRODU	KD PRODUCTIONS & EVENTS		Open	3,556.90	0.00
25-03152	11/17/25	EARLS	EARL GIRLS, INC.		Open	313.08	0.00
25-03153	11/17/25	DASHERER	ERIC DASHER		Open	3,000.00	0.00
25-03156	11/20/25	SULLIVJE	JEREMY SULLIVAN		Open	125.00	0.00

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
25-03158	11/20/25	WALTERS R.A. WALTERS & SON, INC.		Open	16,850.00	0.00	
25-03161	11/20/25	SJNIG SOUTHERN NJ CHAP OF NAT INSTIT		Open	110.00	0.00	
25-03162	11/20/25	ENGDAM ENGINEERING DESIGN ASSOCIATES		Open	817.00	0.00	
25-03164	11/20/25	CHARGEPO CHARGE POINT INC.	CHARGEPOINT CLOUD/WARRANTY	Open	3,840.00	0.00	
25-03166	11/20/25	TAASJ TECHNICAL ASSISTANTS ASSN. SJ	2026 Membership Renewal	Open	120.00	0.00	
25-03167	11/20/25	NJBOAI NEW JERSEY BUILDING OFFICIALS	2026 Membership renewal	Open	200.00	0.00	
25-03168	11/20/25	OTTPETER PETER OTT	REFUND ESCROW 401-03 31ST STR	Open	500.00	0.00	
25-03170	11/20/25	ROLLWMI WILLIAM ROLLER & KIM MCCANN	REFUND ESCROW 401-03 31ST STR	Open	40.25	0.00	
25-03174	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-18	Open	2,090.32	0.00	
25-03175	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-19	Open	2,203.06	0.00	
25-03176	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-20	Open	1,243.52	0.00	
25-03177	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-21	Open	1,334.87	0.00	
25-03178	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-22	Open	6,354.38	0.00	
25-03179	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-23	Open	1,902.72	0.00	
25-03180	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-24	Open	777.68	0.00	
25-03181	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-25	Open	1,325.28	0.00	
25-03182	11/21/25	01CORELO CORELOGIC TAX SERVICES	TAX OVERPAYMENT REFUND#2025-26	Open	8,171.35	0.00	
25-03185	11/23/25	VINEA VINELAND AUTO ELECTRIC, INC.		Open	344.00	0.00	
25-03194	11/25/25	ACFFA ATLANTIC CO. FIREFIGHTERS ASSN		Open	2,314.13	0.00	
25-03195	11/25/25	LETSPART LET'S PARTY PAINTERS		Open	2,530.00	0.00	
25-03196	11/25/25	LETSPART LET'S PARTY PAINTERS		Open	2,455.00	0.00	
25-03197	11/25/25	PENNBAND PENNSPORT STRING BAND		Open	6,500.00	0.00	
25-03198	11/25/25	OCCHA O.C. REGIONAL CHAMBER OF.		Open	390.00	0.00	
25-03199	11/25/25	OCCHA O.C. REGIONAL CHAMBER OF		Open	3,790.50	0.00	
25-03200	11/25/25	SHOWSTOP SHOW STOPPERS UNLIMITED		Open	1,500.00	0.00	
25-03202	11/25/25	SOUTHSHO SOUTH SHORE BASKETBALL LEAGUE		Open	1,000.00	0.00	
25-03203	11/25/25	WESTM WEST MARINE PRODUCTS, INC.		Open	61.81	0.00	
25-03204	11/25/25	EVEHAMT EVESHAM TOWNSHIP FIRE DIST.#1		Open	750.00	0.00	
25-03205	11/25/25	GILBERTS GILBERTSON & MARTIN, LLC		Open	500.00	0.00	
25-03207	11/26/25	OCPOL OCEAN CITY POLICE PETTY CASH		Open	500.00	0.00	
25-03208	11/26/25	ACTENGIN ACT ENGINEERS INC	RESOLUTION #25-62-529	Open	5,465.00	0.00	B
25-03213	12/01/25	HEISTC CARLA E. HEIST	2025 General Election	Open	300.00	0.00	
25-03214	12/01/25	OTTOD DAWN E. OTTO	2025 General Election	Open	300.00	0.00	
25-03215	12/01/25	PICKERIN MAUREEN PICKERING	2025 General Election	Open	300.00	0.00	
25-03216	12/01/25	TROFAJOY JOYCE TROFA	2025 General Election	Open	300.00	0.00	
25-03217	12/01/25	CANCELM ANNE M. CANCELMO	2025 General Election	Open	300.00	0.00	
25-03218	12/01/25	NPLAUSCH NANCY PLAUSCHINAT	2025 General Election	Open	300.00	0.00	
25-03219	12/01/25	KRAUSSA ALETA M. KRAUSS (CONNOR)	2025 General Election	Open	300.00	0.00	
25-03220	12/01/25	MCRAET TAMMI DENISE MCRAE	2025 General Election	Open	300.00	0.00	
25-03221	12/01/25	CRANEM MARY CRANE	2025 General Election	Open	300.00	0.00	
25-03222	12/01/25	RANKINS STEPHANIE RANKIN	2025 General Election	Open	300.00	0.00	
25-03223	12/01/25	SOUTARG GEORGE P. SOUTAR	2025 General Election	Open	300.00	0.00	
25-03224	12/01/25	AUNGSTE EDWIN B. AUNGST JR.	2025 General Election	Open	300.00	0.00	
25-03225	12/01/25	HOCKERRO ROSEMARY T. HOCKER	2025 General Election	Open	300.00	0.00	
25-03226	12/01/25	MCCORMAC MAUREEN MCCORMAC	2025 General Election	Open	300.00	0.00	
25-03227	12/01/25	TURNERC CLARA TURNER	2025 General Election	Open	300.00	0.00	
25-03228	12/01/25	CONNORW WILDA CONNOR	2025 General Election	Open	300.00	0.00	
25-03229	12/01/25	DANIELV VICTOR E. DANIEL	2025 General Election	Open	300.00	0.00	
25-03230	12/01/25	KETTPELL LORETTA C. KETTPELL	2025 General Election	Open	300.00	0.00	
25-03231	12/01/25	WALDOWKA KATHLEEN A. WALDOW	2025 General Election	Open	300.00	0.00	
25-03232	12/01/25	HANOVERK KENNETH HANOVER	2025 General Election	Open	300.00	0.00	
25-03233	12/01/25	WATTSS SHIRLEY N. WATTS	2025 General Election	Open	300.00	0.00	
25-03234	12/01/25	WIRTHKAR KARL WIRTH	2025 General Election	Open	300.00	0.00	
25-03235	12/01/25	BELLWOA RICHARD J. BELLWOAR SR.	2025 General Election	Open	300.00	0.00	

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
25-03236	12/01/25	PARRISHK KEITH B. PARRISH	2025 General Election	Open	300.00	0.00	
25-03237	12/01/25	JOSEPHC JOSEPH M. CARROLL JR.	2025 General Election	Open	300.00	0.00	
25-03238	12/01/25	NAHAME ESPERANZA NAHAM	2025 General Election	Open	300.00	0.00	
25-03239	12/01/25	MYERSK KEVIN L. MYERS	2025 General Election	Open	300.00	0.00	
25-03240	12/01/25	PLAUSCHI ALFRED PLAUSCHINAT	2025 General Election	Open	300.00	0.00	
25-03241	12/01/25	HAMERL LORA HAMER	2025 General Election	Open	300.00	0.00	
25-03242	12/01/25	HOCKERED EDWARD L. HOCKER	2025 General Election	Open	300.00	0.00	
25-03243	12/01/25	PRITCHAR CONSTANCE J. PRITCHARD	2025 General Election	Open	300.00	0.00	
25-03244	12/01/25	CHAPMANP PATRICIA CHAPMAN	2025 General Election	Open	300.00	0.00	
25-03245	12/01/25	DUCAF FRANK DUCA	2025 General Election	Open	300.00	0.00	
25-03246	12/01/25	GEHRINGM MICHELE GEHRING	2025 General Election	Open	300.00	0.00	
25-03247	12/01/25	WALDRONK KATHLEEN B. WALDRON	2025 General Election	Open	300.00	0.00	
25-03248	12/01/25	AUNGSTB BRENDA V. AUNGST	2025 General Election	Open	300.00	0.00	
25-03249	12/01/25	DELGOZZO ALICE M DELGOZZO	2025 General Election	Open	300.00	0.00	
25-03250	12/01/25	KARTSONI KATHLEEN KARTSONIS	2025 General Election	Open	300.00	0.00	
25-03251	12/01/25	WEBERJ JOANNE M. WEBER	2025 General Election	Open	300.00	0.00	
25-03252	12/01/25	CARESTIO SHARON CARESTIO	2025 General Election	Open	300.00	0.00	
25-03253	12/01/25	DANGELOP PATRICIA DANVELO	2025 General Election	Open	300.00	0.00	
25-03254	12/01/25	POWELLD DAVID E. POWELL	2025 General Election	Open	300.00	0.00	
25-03255	12/01/25	SARINJ JOHN SARIN	2025 General Election	Open	300.00	0.00	
25-03256	12/01/25	JUNEANTO JUNE ANTONELLI - GLACE	2025 General Election	Open	300.00	0.00	
25-03257	12/01/25	GENOVESG GERALDINE A. GENOVESE	2025 General Election	Open	300.00	0.00	
25-03258	12/01/25	RAVELLI ELIZABETH M. RAVELLI	2025 General Election	Open	300.00	0.00	
25-03259	12/01/25	WILSONCH CHRISTINE WILSON	2025 General Election	Open	300.00	0.00	
25-03260	12/01/25	CANTARAM MARGARET CANTARA	2025 General Election	Open	300.00	0.00	
25-03261	12/01/25	STRICOFF LOUIS STRICOFF	2025 General Election	Open	300.00	0.00	
25-03262	12/01/25	DORIAL LAURA M. DORIA	2025 General Election	Open	300.00	0.00	
25-03263	12/01/25	HENRYR ROBERT HENRY	2025 General Election	Open	300.00	0.00	
25-03264	12/01/25	LAUTE ELLEN M. LAUT	2025 General Election	Open	300.00	0.00	
25-03265	12/01/25	MCNEILLN NANCY MCNEILL	2025 General Election	Open	300.00	0.00	
25-03266	12/01/25	CLARKMAR MARGUERITE S. CLARK	2025 General Election	Open	300.00	0.00	
25-03267	12/01/25	CRISTOFA THERESA R. CRISTOFARO	2025 General Election	Open	300.00	0.00	
25-03268	12/01/25	LYONS I INGRID LYONS	2025 General Election	Open	300.00	0.00	
25-03269	12/01/25	MESSINAA ANITA MESSINA	2025 General Election	Open	300.00	0.00	
25-03270	12/01/25	TAGGARTE EDWARD J. TAGGART	2025 General Election	Open	300.00	0.00	
25-03271	12/01/25	JORGEJ JORGE L. CONSTANTINO	2025 General Election	Open	300.00	0.00	
25-03272	12/01/25	LEHNL LINDA J. LEHN	2025 General Election	Open	300.00	0.00	
25-03273	12/01/25	MASTAOCO MICHAEL MASTROCOLA	2025 General Election	Open	300.00	0.00	
25-03274	12/01/25	OTTODON DONALD OTTO	2025 General Election Judge	Open	325.00	0.00	
25-03275	12/01/25	WINSLOWK KATHLEEN F. WINSLOW	2025 General Election Judge	Open	325.00	0.00	
25-03276	12/01/25	TUTHILLG GEORGE G TUTHILL	2025 General Election Judge	Open	325.00	0.00	
25-03277	12/01/25	FRIEDRIC STEVEN H. FRIEDRICH	2025 General Election Judge	Open	325.00	0.00	
25-03278	12/01/25	2SCIO JOANN CIOETA	2025 General Election Judge	Open	325.00	0.00	
25-03279	12/01/25	BUKERR ROBERT L. BUKER	2025 General Election Judge	Open	325.00	0.00	
25-03280	12/01/25	CRITCHF FRANCES CRITCH	2025 General Election Judge	Open	325.00	0.00	
25-03281	12/01/25	ORGOVANG GERALD W. ORGOVAN	2025 General Election Judge	Open	325.00	0.00	
25-03282	12/01/25	KERRYTRE KERRY TREASURE	2025 General Election Judge	Open	325.00	0.00	
25-03283	12/01/25	HARKINSJ JAMES C. HARKINS	2025 General Election Judge	Open	325.00	0.00	
25-03284	12/01/25	GORNYC CAROL C. GORNY	2025 General Election Judge	Open	325.00	0.00	
25-03285	12/01/25	SGALLATA FILOMENA M. SGALLATA	2025 General Election Judge	Open	325.00	0.00	
25-03286	12/01/25	HILLMANN NANCY LOUISE HILLMAN	2025 General Election Judge	Open	325.00	0.00	
25-03287	12/01/25	ROBERTD ROBERT F. DOUGHERTY	2025 General Election Judge	Open	325.00	0.00	
25-03288	12/01/25	TWEEDD DEBBIE L. TWEED	2025 General Election Judge	Open	325.00	0.00	
25-03289	12/01/25	STRABUKH HENRY W. STRABUK JR	2025 General Election Judge	Open	325.00	0.00	

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
25-03290	12/01/25	PASTERNA BETH M. PASTERNAK	2025 General Election Judge	Open	325.00	0.00	
25-03291	12/01/25	LEHMANJ JOSEPH M. LEHMAN	2025 General Election Judge	Open	325.00	0.00	
25-03292	12/01/25	MCBRIDEN NOREEN C. MCBRIDE	2025 General Election Judge	Open	325.00	0.00	
25-03293	12/01/25	WALDRONJ JOHN R. WALDRON JR.	2025 General Election Judge	Open	325.00	0.00	
25-03294	12/01/25	ALESZCZY LOUISE A ALEXZCZYK	2025 General Election	Open	300.00	0.00	
25-03295	12/01/25	CHAPMANT THOMAS A. CHAPMAN	2025 General Election	Open	300.00	0.00	
25-03296	12/01/25	ALL H HILBERT ALLWOOD	2025 General Election	Open	300.00	0.00	
25-03297	12/01/25	GALLOWNA NANCY GALLOWAY	2025 General Election	Open	300.00	0.00	
25-03298	12/01/25	AME AMERICAN LEGION	2025 General Election	Open	375.00	0.00	
25-03299	12/01/25	OCYAC OCEAN CITY YACHT CLUB	2025 General Election	Open	75.00	0.00	
25-03300	12/01/25	SAINTFRA SAINT FRANCIS CABRINI CHURCH	2025 General Election	Open	300.00	0.00	
25-03301	12/01/25	BUSIS BUSINESS & NEIGHBORHOOD DEVEL.		Open	650.00	0.00	
25-03302	12/01/25	BUSIS BUSINESS & NEIGHBORHOOD DEVEL.		Open	25,950.00	0.00	
25-03304	12/01/25	MASTROCC CHRISTINE MASTROCOLA	2025 General Election	Open	300.00	0.00	
25-03453	12/06/25	AIRPO AIRPOWER INTERNATIONAL, INC.		Open	3,550.00	0.00	
25-03454	12/06/25	BARTA MIKE BARTA & SONS INC.	SUPPLY/INSTALL FUEL FARM METER	Open	4,925.00	0.00	B
25-03455	12/06/25	HARPERC CLAYTON HARPER		Open	72.00	0.00	
25-03456	12/06/25	STRYKERP PAUL STRYKER		Open	79.70	0.00	
25-03457	12/06/25	ACCURATE ACCURATE LANGUAGE SERVICES		Open	690.00	0.00	
25-03458	12/06/25	ACTIONUN ACTION UNIFORM CO., L.L.C	resolution #25-62-385	Open	9,344.00	0.00	
25-03459	12/06/25	GENERALC GENERAL CODE, LLC	ecode360 Annual Maintenance	Open	1,195.00	0.00	
25-03463	12/06/25	POSTM US POSTMASTER	PO BOX 208 RENTAL FEE	Open	478.00	0.00	
25-03464	12/06/25	EASTS EASTERN SIGN CO		Open	3,360.00	0.00	
25-03465	12/06/25	360 BUS 360 BUSINESS SOLUTION, INC	FOLDER/INSERTER MAINT. 1 YEAR	Open	2,390.00	0.00	
25-03467	12/06/25	CUMBERCN CUMBERLAND COUNTY		Open	225.00	0.00	
25-03474	12/06/25	JOHNT JOHNSON & TOWERS, INC.	VEHICLE REPAIR	Open	1,683.00	0.00	
25-03475	12/06/25	FIRSS FIRE & SAFETY SERVICES, LTD.	VEHICLE REPAIR	Open	2,226.91	0.00	
25-03476	12/06/25	BATTELIN BATTELINI TRANSPORTATION SYS.		Open	748.58	0.00	
25-03640	12/09/25	SABBIOSA SABBIOSA LLC	RELEASE OF PERFORMANCE	Open	9,112.00	0.00	
25-03644	12/10/25	ASCEN ASCENT AVIATION GROUP INC.	PURCHASE OF 100 LOW LEAD AVGAS	Open	30,696.17	0.00	
25-03645	12/10/25	WEIGH WEIGHTS & MEASURE FUND	PARKING METER TIMER LICENSE	Open	15.00	0.00	
25-03646	12/10/25	WEIGH WEIGHTS & MEASURE FUND	AIRPORT FUEL METER LIC RENEWAL	Open	100.00	0.00	
25-03647	12/10/25	POM INC POM INCORPORATED	PARKING METER SUPPLIES	Open	131.97	0.00	
25-03648	12/11/25	BONDPARA BOND PARADE FLOATS & DISPLAYS		Open	11,900.00	0.00	
25-03650	12/11/25	OCTHEATR OCEAN CITY THEATRE CO., PRODUCT		Open	5,044.79	0.00	
25-03652	12/11/25	LYNNEDEB LYNNE DEBRIGIDA		Open	1,490.00	0.00	
25-03659	12/11/25	SPORTSSP SPORTS SPECIALTIES	RESOLUTION #25-61-363	Open	2,377.25	0.00	
25-03661	12/11/25	OCTHEATR OCEAN CITY THEATRE CO., PRODUCT		Open	5,900.00	0.00	

Total Purchase Orders: 248 Total P.O. Line Items: 0 Total List Amount: 2,590,075.89 Total Void Amount: 0.00