

**CITY COUNCIL MEETING MINUTES
THURSDAY, MAY 8, 2025 – 6:00 P.M.
CITY HALL - COUNCIL CHAMBERS
CITY OF OCEAN CITY, NEW JERSEY**

ATTENDANCE: Mr. Barnes, Mr. Crowley, Mr. Hartzell, Mr. Levchuk, Mr. Madden, Mr. Polcini (Absent), and Mr. Winslow. Present also was Mayor Gillian, Solicitor, Ms. McCrosson and Business Administrator, Mr. Savastano.

Council President, Mr. Madden called the meeting to order and asked everyone to rise for the flag salute and moment of silence. Mr. Madden announced that adequate notice of this meeting has been given pursuant to Public Law 1975, Chapter 231.

RESOLUTION: NON-CONSENT:

#25-62-377 - A Resolution Authorizing a Closed Session for the Purpose of Discussing Purchase, Lease or Acquisition of Real Property

Solicitor, Ms. McCrosson provided an explanation on the resolution. Mr. Madden opened the meeting up for public comment on the resolution and no one wished to speak. Mr. Madden closed the public comment portion of the meeting and asked for a motion to adopt the resolution. Motion moved by Mr. Winslow, seconded by Mr. Levchuk. All ayes followed. Mr. Madden asked for a motion to go into closed session. Motion moved by Mr. Levchuk, seconded by Mr. Crowley. All ayes followed.

REPORTS – MAYOR & ADMINISTRATION:

Mayor Gillian spoke about the 2025 Local Municipal Budget and he also spoke about up-coming events in the city. A full report can be found on the city website under the Mayor's Letter.

Todd Dwyer, Airport Manager; Manager of Public Transportation and Parking and Revenue Collection spoke about the Ocean City Airport and its functions.

Business Administrator, Mr. Savastano provided road project updates and also spoke about the Merion Park project.

Solicitor, Ms. McCrosson provided an explanation on the resolution authorizing the award of city contract #25-09, cell tower lease, design, construction, operation and maintenance to Celco Partnership D/B/A Verizon Wireless. She also provided an explanation regarding a CAFRA permit for the proposed playground by Mr. Hartzell at 6th and the boardwalk.

John Walton spoke on behalf of the Chamber of Commerce and invited everyone to attend the 22nd Annual Business Person Plunge on May 23rd at 11:30 a.m. on the 9th Street Beach.

CITIZEN COMMENT:

Bill Hartranft – 728 Battersea Road – spoke about taxes and expressed concerns about the budget.

George Bower – 5133 Central Ave – said that he appreciated the report on the airport and had comments regarding the plans for 16th and Haven. He also commented on the budget.

Dave Breeden – 114 Victoria Lane – had comments about the plans for 16th and Haven.

REPORTS – CITY COUNCIL:

Mr. Winslow gave a detailed analysis for the 16th & Haven project (Resolution #25-62-381 – parking lot at 16th & Haven.)

APPROVAL OF MINUTES:

Mr. Madden asked for a motion to adopt the regular city council meeting minutes of Thursday, April 24, 2025. Motion moved by Mr. Winslow, seconded by Mr. Barnes. All ayes followed.

ORDINANCE: FIRST READING & INTRODUCTION:

Mr. Madden asked for a motion to take up Ordinance No. 25-07 on first reading and introduction. Motion moved by Mr. Hartzell, seconded by Mr. Crowley. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 25-07 – An Ordinance Amending Chapter XI, Kennels and Pet Shops of the Revised Ordinances of the City of Ocean City**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was some discussion. Mr. Madden asked for a motion to adopt Ordinance No. 25-07 on first reading and introduction. Motion moved by Mr. Hartzell, seconded by Mr. Levchuk. All ayes followed. Mr. Madden announced that second reading and public hearing on Ordinance No. 25-07 is scheduled for Thursday, May 22, 2025 and will be published according to law.

ORDINANCE: SECOND READING & PUBLIC HEARING:

Mr. Madden asked for a motion to take up Ordinance No. 25-04 on second reading and public hearing. Motion moved by Mr. Winslow, seconded by Mr. Barnes. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 25-04 – An Ordinance Authorizing the Creation of a Self-Insurance Fund for the City of Ocean City, New Jersey**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was some discussion. Mr. Madden opened the meeting up for public comment on Ordinance No. 25-04 and no one wished to speak. Mr. Madden closed the public comment portion of the meeting and asked for a motion to adopt Ordinance No. 25-04 on second reading. Motion moved by Mr. Winslow, seconded by Mr. Crowley. All ayes followed.

Mr. Madden asked for a motion to take up Ordinance No. 25-05 on second reading and public hearing. Motion made by Mr. Winslow, seconded by Mr. Barnes. All ayes followed. The clerk read the ordinance by title.
Ordinance No. 25-05 - An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank Per (N.J.S.A. 40A:4-45.14) for Calendar Year 2025

Director of Finance, Mr. Donato provided an explanation on the ordinance. There was some discussion. Mr. Madden opened the meeting up for public comment on Ordinance No. 25-05.

Dave Breeden – spoke about previous years CAP Bank compared to this year's.

Mr. Madden closed the public comment portion of the meeting and asked for a motion to adopt Ordinance No. 25-05 on second reading. Motion moved by Mr. Crowley, seconded by Mr. Winslow. All ayes followed.

Mr. Madden asked for a motion to take up Ordinance No. 25-06 on second reading and public hearing. Motion moved by Mr. Barnes, seconded by Mr. Winslow. All ayes followed. The clerk read the ordinance by title.
Ordinance No. 25-06 - A Bond Ordinance Appropriating \$6,164,600.00 and Authorizing the Issuance of \$5,856,370.00 in Bonds and Notes of the City of Ocean City for the Various Improvements or Purposes Authorized to be Undertaken by the City of Ocean City, New Jersey

Director of Finance, Mr. Donato provided an explanation on the ordinance. There was some discussion. Mr. Madden opened the meeting up for public comment on Ordinance No. 25-06 and no one wished to speak. Mr. Madden closed the public comment portion of the meeting and asked for a motion to adopt Ordinance No. 25-06 on second reading. Motion moved by Mr. Barnes, seconded by Mr. Winslow. All ayes followed.

RESOLUTION – NON-CONSENT:

#25-62-378-A Resolution Adopting the 2025 Local Municipal Budget

Director of Finance, Mr. Donato provided an explanation and also explained the revaluation process in detail. There was much discussion. Mr. Madden opened the meeting up for public comment on the 2025 Local Municipal Budget.

Councilman Winslow provided an analysis of his findings after reviewing the budget and offered multiple suggestions on tactics to chart a path forward to improve efficiencies in managing the labor workforce.

Dave Breeden – commented on the budget and specifically spoke about fund balance. He expressed concerns about increased payroll and suggested a hiring freeze as well as an ordinance to address nepotism.

Mr. Madden closed the public comment portion of the meeting and asked for a motion to adopt the 2025 Local Municipal Budget. Motion moved by Mr. Winslow, seconded by Mr. Crowley. All ayes followed with the exception of Mr. Hartzell who voted no.

The city clerk read the following aloud: “Be it Resolved by the Council Members of the City of Ocean City, County of Cape May that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of \$74,017,131.83 for municipal purposes, and \$7,707,100.00 Minimum Library Tax.”

RESOLUTIONS – CONSENT AGENDA:

#25-62-379-A Resolution Authorizing the Advertisement of City Contract #25-15, Supply & Delivery of Sand Fence & Posts & Split Rail Materials for the City of Ocean City

#25-62-380-A Resolution Authorizing the Award of City Contract #25-09, Cell Tower Lease, Design, Construction, Operation and Maintenance to Celco Partnership D/B/A Verizon Wireless

#25-62-381-A Resolution Authorizing the Award of City Contract #25-11, Improvements to the Parking Lot at 16th Street & Haven Avenue to Lexa Concrete, Inc.

#25-62-382-A Resolution Authorizing the Participation in Sourcewell (NJPA) National Cooperative Contract #030223-DAK, Scoreboards with Daktronics, Inc. for the Purchase of a Scoreboard for Carey Stadium

#25-62-383-A Resolution the Award of a Professional Services Contract to Acuity Consulting Services, LLC for an Affordable Housing Compliance Plan

#25-62-384-A Resolution Authorizing Change Order #1 Final Acceptance & Final Payment of City Contract #24-10, Ocean City Community Center HVAC Modifications with Northeast Plumbing Services, LLC

#25-62-385-A Resolution Authorizing the First & Final Extension of City Contract #24-07, Supply & Delivery of Fire Department Uniforms with Action Uniform Company, LLC

#25-62-386-A Resolution Authorizing the First & Final Extension of City Contract #24-07 R-1, Supply & Delivery of Police & Fire Department Uniforms with Action Uniform Company, LLC

#25-62-387-A Resolution Authorizing Change Order #2 to City Contract #24-16, 5th Street Outfall Upgrades to R.A. Walters & Son, Inc.

#25-62-388-A Resolution Authorizing Change Order #3 & Change Order #4 to City Contract #24-29 R-1, 2023 NJDOT West Avenue 15th – 18th Street & 2024 NJDOT West Avenue 9th – 11th Streets Various Road Improvements with Lexa Concrete, Inc.

#25-62-389-A Resolution Authorizing the Appointment of the Municipal Safety Coordinator for the Atlantic Municipal Joint Insurance Fund

#25-62-390-A Resolution Authorizing the Release of a Maintenance Guarantee for a Construction Project at 4222 Asbury Avenue Block 4203, Lot(S) 13; Project #20-010PBA

#25-62-391-A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 1116 Ocean Avenue Block 1102, Lot(S) 21; Project #23-006PBA

#25-62-393-A Resolution Authorizing the Payment of Claims

Mr. Madden asked for a motion to adopt the consent agenda. Motion moved by Mr. Winslow, seconded by Mr. Barnes. All ayes followed with the exception of Mr. Levchuk who abstained.

REMOVED RESOLUTION:

#25-62-392-A Resolution Consenting to City Council's Appointment of Terence J. Gallagher as an Alternate II Member of the Zoning Board of Adjustment

Mr. Levchuk asked that the resolution be removed from the consent agenda because he believes that a procedure should be put in place moving forward when filling a vacancy on a board or commission. There was much discussion. Mr. Madden opened the meeting up for public comment on the resolution.

Bill Merritt – spoke about the importance of the zoning board and its members and supports the idea that a process should be put in place for appointing members to the board.

Mr. Madden closed the public comment portion of the meeting and Mr. Hartzell made a motion to table the resolution, seconded by Mr. Levchuk. All nays followed with the exception of Mr. Hartzell and Mr. Levchuk who voted yes. Mr. Madden then asked for a motion to adopt the resolution. Motion moved by Mr. Crowley, seconded by Mr. Barnes. All ayes followed with the exception of Mr. Hartzell and Mr. Levchuk who both abstained.

PENDING BUSINESS:

Mr. Hartzell spoke about parking updates in the second ward and also talked about downtown stores that are opening up on Asbury Avenue.

Mr. Levchuk said that he is pleased about all of the ribbon cuttings and new businesses in the city.

Mr. Winslow reminded everyone about the fourth ward meeting scheduled for May 17th at 10:00 a.m. at the American Legion.

NEW BUSINESS:

Mr. Hartzell invited everyone to his very first sermon scheduled for May 18th at 11:00 a.m. at St. Peter's Methodist Church; he has completed the lay minister program.

CITIZEN COMMENT:

Steve Petrun – 3324 Haven Ave – said he is happy that the Cellco dispute has been resolved.

Dave Breeden – 114 Victoria Lane – said he appreciates the mayor's public relations efforts and to keep it up. He suggested not compromising the public safety department in regard to staff and then he commented on the Merion Park project.

ADJOURN:

Mr. Madden asked for a motion to adjourn. Motion moved by Mr. Crowley, seconded by Mr. Barnes. All ayes followed. Meeting adjourned at 8:20 p.m.



Melissa Rasner, City Clerk

