

**CITY COUNCIL MEETING MINUTES
THURSDAY, JUNE 26, 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 (arrived at 6:30 p.m.), Mr. Polcini, and Mr. Winslow. Present also was Solicitor, Ms. McCrosson, Business Administrator, Mr. Savastano and Aide to the Mayor, Mr. Allegretto. Mayor Gillian was absent.

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

REPORTS – MAYOR & ADMINISTRATION:

Mr. Allegretto, Aide to the Mayor provided an explanation regarding Ordinance No. 25-08 as well as Resolution No. 3 on the consent agenda. He also spoke about beach umbrella safety, trash and recycling, safety while driving, bicycling and pedestrian laws and lastly, he spoke about the upcoming concerts and 4th of July festivities for everyone to enjoy.

CITIZEN COMMENT:

Susan Cracovner – 156 Asbury Ave – commented on Ordinance No. 25-08 and also spoke about the city’s airport; she said that the tax increases are not necessary to support the city’s spending regarding needs vs. wants. **Jim Kelly – 137 Wesley Ave** – expressed concerns about the effect on tourism regarding Ordinance No. 25-08. He suggested using a third party to do a data assessment.

George Bauer – 5133 Central Ave – thanked Mr. Crowley for his detailed explanation regarding the city’s airport; it was very informative. Also, he spoke about policies and procedures and a trend that he is noticing when it comes to spending funds.

REPORTS – CITY COUNCIL:

No reports were given.

APPROVAL OF MINUTES:

Mr. Crowley asked for a motion to adopt the regular city council meeting minutes of Thursday, June 12, 2025. Motion moved by Mr. Winslow, seconded by Mr. Levchuk. All ayes followed.

ORDINANCE: FIRST READING & INTRODUCTION:

Mr. Crowley asked for a motion to take up Ordinance No. 25-08 on firsts reading and introduction. Motion moved by Mr. Winslow, seconded by Mr. Levchuk. All ayes followed with the exception of Mr. Hartzell who voted no. **Ordinance No. 25-08 – An Ordinance Authorizing and Imposing a Transient Accommodations Fee on Certain Properties in the City of Ocean City**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was much discussion. Mr. Madden asked for a motion to adopt Ordinance No. 25-08 on first reading and introduction. Motion moved by Mr. Winslow, seconded by Mr. Crowley. All ayes followed with the exception of Mr. Barnes and Mr. Hartzell who both voted no. Mr. Madden announced that second reading and public hearing on Ordinance No. 25-08 will be held on Thursday, July 17, 2025 at 6:00 p.m. and will be published according to law.

RESOLUTIONS – CONSENT AGENDA:

25-62-418- A Resolution Authorizing the Award of City Contract #25-02, Acquisition & Installation of Kentucky Bluegrass Sod to Tuckahoe Turf Farms, Inc.

25-62-420- A Resolution Authorizing the Award of a Professional Services Contract to McLees Architecture, LLC, for the Design of a New Airport Terminal Building

25-62-421- A Resolution Authorizing Change Order #5 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, LLC

25-62-422- A Resolution Authorizing the Execution of a Revocable License for Fence Encroachment for Placement of a Fence within the City Right-of-Way Known as Wesley Avenue Adjacent to the Property Located at 1932 Wesley Avenue, Lot 23.01, Block 1902

25-62-423- A Resolution Authorizing the Execution of a Revocable License for Fence Encroachment for Placement of a Fence within the City Right-of-Way Known as 32nd Street Adjacent to the Property Located at 3201 Bay Avenue, Lot 12, Block 3206

25-62-424- A Resolution Authorizing the Execution of a Revocable License for Fence Encroachment for Property Located at 700 First Street, Lot 14, Block 104

25-62-425- A Resolution Authorizing the Release of a Maintenance Guarantee for a Construction Project at 38 W 10th Street, Block 1009.02 Lot(S) 4.01; Project #18-030IPB

25-62-426- A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 2045 West Avenue Block 2003, Lot(S) 3.02; Project #24-0012IPB

25-62-427- A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 2049 West Avenue Block 2003, Lot(S) 3.02; Project #24-0011IPBA

25-62-428- A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 737-41 West Avenue Block 708 Lot 5 & 6; Project #24-001ZBA
25-62-429- A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 5519 Asbury Avenue Block 5502, Lot(S) 9.01; Project #23-0121PBBA
25-62-430- A Resolution Adopting the Emergency Operating Plan for the City of Ocean City
25-62-431- A Resolution Amending the 2025 Budget of the City of Ocean City to Include Additional Revenue from the National Opioids Settlement Fund
25-62-432- A Resolution Endorsing Housing Element and Fair Share Plan Adopted by the Ocean City Planning Board
25-62-433- A Resolution Authorizing Execution of Land Lease Agreement with Cellco Partnerships D/B/A Verizon Wireless for 3308 Bay Avenue, Lot 23.01, Block 3207
25-62-434- A Resolution Authorizing a Closed Session for the Purpose of Discussing Purchase, Lease or Acquisition of Real Property
25-62-435- A Resolution Authorizing the Payment of Claims

Mr. Madden asked for a motion to adopt the consent agenda. Motion moved by Mr. Hartzell, seconded by Mr. Crowley. All ayes followed.

REMOVED RESOLUTION:

25-62-419- A Resolution Authorizing the Award of a Professional Services Contract to Czar Engineering, LLC for Engineering Analysis and Design, and Preparation of Contract Documents for Bidding for the Reconstruction of the 8th Street Boardwalk Ramp

Mr. Hartzell asked to remove the resolution because he said he does not feel comfortable approving this resolution at this time. There was some discussion amongst council. Mr. Madden opened the meeting up for public comment on the resolution.

George Bauer – asked if the city needs its own engineer for the reconstruction of the boardwalk ramp.

Mr. Savastano explained that a structural engineer is needed to design the ADA compliant ramp.

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

PENDING BUSINESS:

Mr. Hartzell thanked the public safety departments including police and fire for responding so rapidly to a fire in the 2nd ward recently. He also said that he is waiting for an update from the planning board about a ward 2 parking issue and lastly, he thanked Mr. Savastano, code enforcement and the police for handling his quality-of-life issues and concerns that he sees and reports on in record time.

NEW BUSINESS:

Mr. Winslow mentioned the new welcome sign at 34th Street is in place at the bottom of the bridge which was the first step to improving the gateway experience. The county is working to put together a plan for the rest of the improvements happening sometime in the fall including landscaping and he is looking forward to how beautiful it is going to look there.

Mr. Barnes thanked both the chief and deputy chief of police for the tour they gave of their police department and said it was very impressive and knows that the city is safe.

Mr. Polcini thanked Mr. Winslow for doing such a great job putting in the effort getting the new signage at the 34th Street gateway.

CITIZEN COMMENT:

No one wished to speak.

Mr. Madden asked for a motion to go into closed session and announced that no formal action will be taken. Motion moved by Mr. Hartzell, seconded by Mr. Winslow. All ayes followed.

Mr. Madden asked for a motion to come out of closed session. Motion moved by Mr. Crowley, seconded by Mr. Levchuk. All ayes followed.

ADJOURN:

Mr. Madden asked for a motion to adjourn. Motion moved by Mr. Hartzell, seconded by Mr. Crowley. All ayes followed. Meeting adjourned at 7:00 p.m.


Melissa Rasner
Melissa Rasner, City Clerk