

**CITY COUNCIL MEETING MINUTES  
THURSDAY, AUGUST 7, 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, and Mr. Winslow. Present also was Mayor Gillian, Business Administrator, Mr. Savastano and Solicitor, Ms. McCrosson.

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:**

Mayor Gillian said that the city is working with the Governor and the County about e-bike safety and stated that it is also a community effort to educate riders.

Business Administrator, Mr. Savastano provided an explanation on resolution number's 1 & 5.

Solicitor, Ms. McCrosson provide an explanation on resolution number 13.

**CITIZEN COMMENT:**

**Jim Kelly – 137 Wesley Ave** – had comments regarding resolution number 13 on the consent agenda.

**REPORTS – CITY COUNCIL:**

Mr. Winslow commented that Night in Venice went very well and he thanked the police, fire and coastguard for their coordinated effort. He also thanked community services and the beach patrol. Also, with the ocean being very rough lately the lifeguards do not hesitate to take action and play a vital role in Ocean City keeping everyone safe.

Mr. Levchuk said that Night in Venice was a great event and was professionally done; he thanked everyone involved. Also, he commented that National Night Out is great event especially for local families and hopes to see more of that in the city.

Mr. Hartzell gave an update on the businesses on Asbury Ave and also suggested an ordinance be out in place for window coverings and referenced Lululemon as an example of how it could be accomplished.

Mr. Barnes said that he thinks the city should have more events like National Night Out. It is a nice event especially for local families.

**APPROVAL OF MINUTES:**

Mr. Crowley asked for a motion to adopt the regular city council meeting minutes of Thursday, July 17, 2025. Motion moved by Mr. Madden, seconded by Mr. Levchuk. All ayes followed.

**ORDINANCE: FIRST READING & INTRODUCTION:**

Mr. Crowley asked for a motion to take up Ordinance No. 25-11 on first reading and introduction. Motion moved by Mr. Madden, seconded by Mr. Winslow. All ayes followed. The clerk read the title of the ordinance.  
**Ordinance No. 25-11 - An Ordinance Amending Chapter 25, Zoning and Land Development, Article 800, Zoning Board of Adjustment § 25-800.1 Establishment, Membership and Organization of the Revised Ordinances of the City of Ocean City**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. Mr. Crowley asked for a motion to adopt Ordinance No. 25-11 on first reading. Motion moved by Mr. Polcini, seconded by Mr. Madden. All ayes followed. Mr. Crowley announced that second reading and public hearing is scheduled for Thursday, September 11, 2025 at 10:00 a.m. and will be published according to law.

**ORDINANCE: SECOND READING & PUBLIC HEARING:**

Mr. Crowley asked for a motion to take up Ordinance No. 25-09 on second reading and public hearing. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. The clerk read the ordinance by title.  
**Ordinance No. 25-09 – A Bond Ordinance Providing for Acquisition of Property in and by the City of Ocean City, in the County of Cape May, New Jersey, Appropriating \$960,000 Therefor and Authorizing the Issuance of \$912,000 in Bonds and Notes of the City to Finance Part of the Cost Thereof**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. Mr. Crowley opened the meeting up for public comment on the ordinance and no one wished to speak. Mr. Crowley closed the public comment portion of the meeting and asked for a motion to adopt Ordinance No. 25-09 on second reading. Motion moved by Mr. Winslow, seconded by Mr. Barnes. All ayes followed.

Mr. Crowley asked for a motion to take up Ordinance No. 25-10 on second reading and public hearing. Motion Moved by Mr. Madden, seconded by Mr. Polcini. All ayes followed. The clerk read the ordinance by title.  
**Ordinance No. 25-10 – An Ordinance Supplementing the Revised General Ordinances of the City of Ocean City**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. Mr. Crowley opened the meeting up for public comment on the ordinance.

**Steve Jozecky – Margate** – in favor of the ordinance and explained why.

Mr. Crowley closed the public comment portion of the meeting and asked for a motion to adopt Ordinance No. 25-10 on second reading. Motion moved by Mr. Hartzell, seconded by Mr. Madden. All ayes followed.

**RESOLUTIONS – CONSENT AGENDA:**

**25-62-449-** A Resolution Authorizing the Award of a Professional Services Contract to ACT Engineers, Inc. for the Preparation of Bid Plans and Specifications for Proposed Drainage Improvements at Brittany Drive

**25-62-450-** A Resolution Authorizing the Award of a Professional Services Contract to Act Engineers, Inc. for 2025 Dredge Program Design

**25-62-451-** A Resolution Authorizing the Award of a Professional Services Contract to Engineering Design Associates, P.A. (EDA) for Preparation of Plans and Specification for Boardwalk Lighting from 14<sup>th</sup> Street to 16<sup>th</sup> Street

**25-62-452-** A Resolution Authorizing the Award of a Professional Services Contract to William McLees Architectural, LLC for Architectural Services for the Development of Egress Plans for the Music Pier

**25-62-453-** A Resolution Authorizing the Award of a Professional Services Contract to William McLees Architecture, LLC for the Architectural Design of the New 34<sup>th</sup> Street Recreational Complex

**25-62-454-** A Resolution Authoring the City’s Participation in the Bergen County Cooperative Pricing System #CK04 Contract BC-Bid #24-43, Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles & Vans

**25-62-455-** A Resolution Authorizing Change Order #2 to City Contract #24-20, Construction of the Ocean City 8<sup>th</sup> Street Police Substation with Weatherby Construction & Renovation, Corp.

**25-62-456-** A Resolution Authorizing Change Order #1 to a Professional Services Contract with Acuity Consulting Services, LLC for an Affordable Housing Compliance Plan

**25-62-457-** A Resolution Consenting to the Mayor’s Appointment of Marie Crawford as a Member of the Shade Tree Committee

**25-62-458-** A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 5205-07 Central Avenue, Block 5201, Lot 17; Project #23-008ZBA

**25-62-459-** A Resolution Authorizing the Extension of the Grace Period for the August 2025 Tax Quarter

**25-62-460-** A Resolution Authorizing the Waiver of Requirement of Claimant Certification Under Certain Circumstances Pursuant to N.J.A.C. 5:30-9A.6(c) and N.J.A.C. 5:31-4.1

**25-62-461-** A Resolution Amending the 2025 Budget of the City of Ocean City to Include Additional Revenue from the State of New Jersey, Department of the Treasury, Clean Communities Grant Program

**25-62-462-** A Resolution Finding that Block 3306, Lot 1, Located at 3313 Bay Avenue May be an Area in Need of Rehabilitation and Should, Therefore, be Reviewed by the Ocean City Planning Board

**25-62-463-** A Resolution to Authorize to Prepare and Submit a Regional Greenhouse Gas Initiative (RGGI) Natural Climate Solutions Grant Application for Beneficial Reuse of Dredge Material for Marsh Restoration and Flood Mitigation

**25-62-464-** A Resolution Authorizing the Payment of Claims

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

**PENDING BUSINESS:**

Mr. Hartzell had questions regarding the process for sending a resolution to the planning board for review about an area that may be in need of rehabilitation and he also discussed that a presentation is not necessary when said resolution is forwarded for review.

**NEW BUSINESS:**

Mr. Barnes spoke about the process for re-examining the master plan that has to be done every ten years and suggested that council formally request to have the planning board initiate the review.

Mr. Polcini spoke about the importance of educating people about the safety of e-bikes.

**CITIZEN COMMENT:**

**Dice, Nelson – 12<sup>th</sup> and Central** – spoke about time spent in jail and at Ancora. He referenced the Bible, James Chapter 4.

**Pat Kane – 279 Bayshore Drive** – said that the Ocean City Storm swim team has been incredibly successful and he thanked everyone for working together.

**Steve Jozecky – Margate** – distributed a booklet about contractor pollution containers and their importance. He suggested the city adopt an ordinance similar to Margate.

**Bill Merritt – 1240 Simpson Ave** – spoke about a survey that was done by Rutgers Eagleton Institute of Politics in June of 2025 and distributed a copy to council.

**Susan Cracovaner – 156 Asbury Ave** – said that she has been advocating for the safety of e-bike rides of all ages since June of 2023.

**Patty Santangelo – 876 North Street** – spoke very highly of the Ocean City Storm swim team; her granddaughter swims and said it has been a great experience.

**Kelly - Sea Isle** - spoke very highly of the Ocean City Storm swim team; her daughter swims and said it has been a great experience.

**ADJOURN:**

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. Meeting adjourned at 7:20 p.m.

  
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**Melissa Rasner, City Clerk**

