

**CITY COUNCIL MEETING MINUTES
THURSDAY, AUGUST 21, 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 asked that everyone speak with kindness tonight and to represent Ocean City with positivity and respect.

CITIZEN COMMENT:

Caitlin Quirk – in favor of Resolution No. 14
Robin Shaffer - in favor of Resolution No. 14
Wes Kazmark - in favor of Resolution No. 14
Steve Flogaus - in favor of Resolution No. 14
Liz Nicoletti - in favor of Resolution No. 14
Bill Nicoletti - in favor of Resolution No. 14
Howie Atkinson – not in favor of Resolution No. 14
Jim Kelly - not in favor of Resolution No. 14
Bill Merritt - not in favor of Resolution No. 14
Richard Barth - not in favor of Resolution No. 14
Susan Cracovaner - not in favor of Resolution No. 14
Anthony DiRado - not in favor of Resolution No. 14
Jacob Gutenkunst - not in favor of Resolution No. 14
Dustin Alvino - not in favor of Resolution No. 14
Effie Russell – not in favor of Resolution No. 14
Pat Croce – in favor of Resolution No. 14
Eustice Mita – in favor of Resolution No. 14
Bill Gleason – in favor of Resolution No. 14
Marie Crawford – not in favor of Resolution No. 14
George Bauer – Not in favor of Resolution No. 14
Helen Struckmann - not in favor of Resolution No. 14
Joseph Wagner – in favor of Resolution No. 14
Patrick Gill – not in favor of Resolution No. 14
Donna Saber – not in favor of Resolution No. 14
Mike Buchinski – in favor of Resolution No. 14
Jody Areiva – in favor of Resolution No. 14
Dave Hayes – not in favor of Resolution No. 14
Marie Hayes – not in favor of Resolution No. 14
Mimi Kehan – in favor of Resolution No. 14
Nancy Notaro - not in favor of Resolution No. 14
Todd Lukens – in favor of Resolution No. 14
Bernadette Bechta – in favor of Resolution No. 14
Linda Carnuccio – in favor of Resolution No. 14
Laura Beth Gilman - not in favor of Resolution No. 14
Mark Benevento - in favor of Resolution No. 14
Judy Shauk – not in favor of Resolution No. 14

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, August 7, 2025. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed.

RESOLUTIONS – CONSENT AGENDA:

(1.)25-62-465- A Resolution Authorizing the Award of a Professional Services Contract to McManimon, Scotland & Baumann, LLC for General Municipal Bond Counsel Services for the City of Ocean City
(2.)25-62-466- A Resolution Authorizing the Award of a Professional Services Contract to J.P. Bainbridge & Associates, Inc. for Commercial Appraiser Services for the City of Ocean City
(4.)25-62-468- A Resolution Authorizing Change Order #4 & the Final Acceptance & Final Payment to South State, Inc. for City Contract #22-10, 2021 NJDOT Municipal Aid West Avenue 18th to 26th Street, Road & Drainage Improvements

(5.)25-62-469- A Resolution Authoring the Second Extension (2025 – 2026) of City RFP #Q-23-04, Consultant Services for the Community Development Block Grant (CDBG) Program for the City of Ocean City with Triad Associates

(6.)25-62-470- A Resolution Authorizing the Second and Final Extension of City Contract #23-24 R-1, Rental & Servicing of Portable Toilets & Trailers for the City of Ocean City with Caprioni Portable Toilets

(7.)25-62-471- A Resolution Approving Tax Overpayment Refund #2025-9 Thru #2025-10

(8.)25-62-472- A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 5501 Asbury Avenue AKA 400 A-F 55th Street Block 5502, Lot(S) 9.06; Project #23-023PBA

(9.)25-62-473- A Resolution Approving the Submission of a Corrective Action Plan to the State of New Jersey, Office of the State Comptroller

(10.)25-62-474- A Resolution Certifying the Governing Body has Reviewed the 2024 Annual Audit

(11.)25-62-475- A Resolution 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

(12.)25-62-476- A Resolution Determining the Form and Other Details of \$16,000,000 General Improvement Bonds, Series 2025, of the City of Ocean City, in the County of Cape May, New Jersey, and Providing for Their Sale

(13.)25-62-477- A Resolution Providing for the Combination of Certain Issues of General Improvement Bonds, Series 2025, of the City of Ocean City, in the County of Cape May, New Jersey, Into a Single Issue of Bonds Aggregating \$16,000,000 in Principal Amount

(15.)25-62-479- A Resolution Authorizing the Payment of Claims

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

REMOVED RESOLUTIONS:

(14.)25-62-478- A Resolution Referring a Proposed Resolution Declaring Block 600.05, Lots 1 & 2, Located at 600 Boardwalk, to be an Area in Need of Rehabilitation to the Ocean City Planning Board

Councilman Winslow asked that the above resolution be pulled from the consent agenda and suggested that the Master Plan be reviewed rather than adopt this resolution. There was discussion amongst council. Mr. Crowley opened the meeting up for public comment on the resolution.

Brian McPeak – said that voting no on the resolution is a detriment and suggested accelerating the process for review of the master plan.

Chuck Deal – said that he is not in favor of the resolution.

Dave Branco – said that he is not in favor of the resolution.

Jim Tweed – thanked council for keeping their promise to the voters and he expressed bis gratitude.

Dan Gillman – thanked council for putting the interest of the city first.

Mark Grimes – spoke highly of Mr. Mita and referenced the voting process when the building of high school was being determined.

Mr. Crowley closed the public comment portion of the meeting and asked for a motion to adopt Resolution No. 14. Motion moved by Mr. Madden, seconded by Mr. Levchuk. All members voted no with the exception of Mr. Madden who voted yes.

(3.)25-62-467- A Resolution Authorizing the Award of a Professional Services Contract to Czar Engineering, LLC for Roof Assessment of the Building Located at 801 Asbury Avenue

Mr. Hartzell asked that the above resolution be pulled from the consent agenda and said that he is not in favor and will be voting no. Mr. Crowley opened the meeting up for public comment on the resolution and no one wished to speak. Mr. Crowley closed the public comment portion of the meeting and asked for a motion to adopt Resolution No. 3. Motion moved by Mr. Madden, seconded by Mr. Winslow. All ayes followed with the exception of Mr. Hartzell who voted no.

PENDING BUSINESS:

Mr. Winslow said that with the differing of opinions and since 600 Boardwalk is a divisive issue it is important to keep the dialogue professional and to move forward and communicate with respect.

Mr. Hartzell responded to a public comment regarding the businesses on Asbury Avenue and said that Asbury Avenue is thriving.

NEW BUSINESS:

No new business was discussed.

CITIZEN COMMENT:

Helen Struckmann – 21 Asbury Ave – suggested that instead of a hotel at 600 Boardwalk a better location would be at 34th Street by the bridge and marina.

Nelson Dice – 12th and Central – spoke about the Constitution of the United States

ADJOURN:

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Levchuk, seconded by Mr. Madden. All eyes followed. Meeting adjourned at 8:48 p.m.


Melissa Rasner
Melissa Rasner, City Clerk

