

**CITY COUNCIL MEETING MINUTES  
THURSDAY, SEPTEMBER 25, 2025 – 6:00 P.M.  
CITY HALL - COUNCIL CHAMBERS  
CITY OF OCEAN CITY, NEW JERSEY**

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

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.

**ENVIRONMENTAL COMMISSION 2024-2025 ANNUAL REPORT:**

Rick Bernardini provided the annual report on the activities of the Ocean City Environmental Commission for 2024-2025.

**GILDA'S CLUB:**

Erin McAllister from Gilda's Club in Northfield spoke about the Pink Hair Movement in honor of Coach H and she gave information about how the organization helps to support those with cancer and how the organization gains support in the community.

**REPORTS – MAYOR & ADMINISTRATION:**

Mr. Allegretto informed everyone that Mayor Gillian was not able to attend the meeting this evening because he is at the event "Run for the Fallen" and apologizes for his absence.

**CITIZEN COMMENT:**

**Gloria Baker – 625 Asbury Ave** – owns two businesses at The Shops at Asbury and is not in favor of the city purchasing the Crown Bank Building and having the police station there. She said it would put her out of business and would change the fabric of the district.

**Michael Stankiewicz – 625 Asbury Ave** – read a letter from the owner of Soul Dreams Yoga who rents space in the Crown Bank Building. He expressed that she is not in favor of the city purchasing the Crown Bank Building and having the police station there.

**David Breeden – 114 Victoria Lane** – expressed comments and concerns about the public safety building and said that he is not in favor of the new concept being proposed.

**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 Friday, September 12, 2025. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed.

**ORDINANCE - FIRST READING & INTRODUCTION:**

Mr. Crowley asked for a motion to take up Ordinance No. 25-12 on first reading and introduction. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 25-12 – A Bond Ordinance Amending Section 3(C) of Bond Ordinance #24-08 of the City of Ocean City, in the County of Cape May, New Jersey, Finally Adopted June 13, 2024, in Order to Revise the Description of the Project, and Authorizing the Acquisition of Property Pursuant to N.J.S.A. 40A:12-1 Et Seq.**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was discussion. Mr. Crowley asked for a motion to adopt Ordinance No. 25-12 on first reading. Motion moved by Mr. Winslow, seconded by Mr. Polcini. All ayes followed. Mr. Crowley announced that second reading and public hearing is scheduled for Thursday, October 9, 2025 and will be published according to law.

**RESOLUTIONS – CONSENT AGENDA:**

**(1.)25-62-488-** A Resolution Authorizing the Advertisement of City Contract #25-18, 2025-2026 Back Bay Mechanical Dredging

**(2.)25-62-489-** A Resolution Authorizing the Award of a Professional Services Contract to William McLeess Architectural, LLC for Architectural Design Services for the Ocean City Public Safety Building Additions & Renovations

**(3.)25-62-490-** A Resolution Authorizing the Award of City RFP Q-25-01, Ocean City Pump Station Concept Design- Ocean City Homes to Michael Baker International, Inc.

**(4.)25-62-491-** A Resolution Authorizing the Award of a Professional Services Contract to Remington & Vernick Engineers for Tax Map Maintenance, Revisions & Updates for the City of Ocean City for Tax Years 2023 / 2024 / 2025

**(5.)25-62-492-** A Resolution Authorizing Change Order #7 to City Contract #24-28, Various Alleys, Roads and Drainage Improvements, Phase I with Paving Plus, LLC

- (6.)25-62-493- A Resolution Authorizing the First and Final Extension of City Contract #23-20, Furnishing, Installation & Maintenance of Leased Coin Operated Binocular-Viewing Machines for the City of Ocean City & the Ocean City Cooperative Pricing System (251COCCPS) Members The Tower Optical Co. Inc.
- (7.)25-62-494- A Resolution Recognizing October 6, 2025 as Knock Out Opioid Abuse Day in Ocean City, N.J.
- (8.)25-62-495- A Resolution Approving Tax Overpayment Refund #2025-11 Thru #2025-15
- (9.)25-62-496- A Resolution Authorizing the Cancellation of Certain Outstanding Checks
- (10.)25-62-497- A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 1932 Wesley Avenue, Block 1902, Lot(S) 23.01; Project #22-0191PBA
- (11.)25-62-498- A Resolution Authorizing the Release of a Maintenance Guarantee for a Construction Project at 3942 Central Avenue, Block 3902 Lot(S) 16; Project #21-020PBA
- (12.)25-62-499- A Resolution Authorizing the Release of a Maintenance Guarantee for a Construction Project at 3003 Bayland Drive Block 3007 Lot 22; Project #21-010ZBA
- (13.)25-62-500- A Resolution Authorizing the Release of a Maintenance Guarantee for a Construction Project at 5137-39 Central Avenue Block 5101, Lot 3; Project #19-004ZBA
- (14.)25-62-501- A Resolution Authorizing the Release of a Maintenance Guarantee for a Construction Project at 928 Ocean Avenue, Block 902 Lot(S) 13; Project #22-004PBA
- (15.)25-62-502- A Resolution Authorizing the Release of a Performance and Maintenance Guarantee for a Construction Project at 1135 West Avenue Block 1105, Lot(S) 5, Project #24-002PBA
- (16.)25-62-503- A Resolution Authorizing the Release of a Maintenance Guarantee for a Construction Project at 43 Sunset Place, Block 1508 Lot(S) 25; Project #22-0021PBA
- (17.)25-62-504- 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. Winslow. All ayes followed.

#### **PENDING BUSINESS:**

Mr. Madden made a motion to add the following resolution to the agenda. "A Resolution Designating Block 600.05, Lots 1 & 2, Located at 600 Boardwalk to be an Area in Need of Rehabilitation." Mr. Winslow seconded the motion.

Ms. McCrosson provided a draft of the resolution to the council members and there was much discussion. Mr. Crowley opened the meeting up for public comment on the resolution.

**Nelson Dice** – suggested a wave pool be put at the location or to have it at 16<sup>th</sup> Street.

**Dave Spangler** – suggested the ordinance book be made available at council meetings and that the building at 600 Boardwalk should be well maintained and look pristine.

**Jim Kelly** – not in favor of proposed resolution.

**Bill Merritt** – not in favor of proposed resolution.

**Susan Cracovaner** – not in favor of proposed resolution.

**Gloria Baker** – in favor of proposed resolution and suggested a referendum.

**Dave Breeden** – not in favor of proposed resolution. Suggested tabling the resolution.

**Nancy Notaro** – not in favor of proposed resolution.

**Christine Dirks** – not in favor of proposed resolution. Suggested tabling the resolution.

**Mike Stankiewicz** - suggested a referendum.

Mr. Crowley closed the public comment portion of the meeting and there was more discussion. Mr. Polcini asked to table to resolution and made a motion to do so. Mr. Barnes seconded the motion. All ayes followed with the exception of Mr. Madden who voted no.

#### **NEW BUSINESS:**

Mr. Winslow thanked administration for the welcome sign at 55<sup>th</sup> Street; he said it looks beautiful. Also, he said the lifeguard boat at 34<sup>th</sup> street and the landscaping there looks great.

#### **CITIZEN COMMENT:**

**Nelson Dice – 12<sup>th</sup> and Central** – spoke about the 13<sup>th</sup> amendment and his time spent in jail and at Ancora mental facility.

**George Bauer – 5133 Central Ave** – thanked the police department for keeping everyone safe and also for all of their efforts regarding e-bikes.

#### **ADJOURN:**

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Polcini, seconded by Mr. Winslow. All ayes followed. Meeting adjourned at 7:42 p.m.

  
Melissa Rasner, City Clerk