

**CITY COUNCIL MEETING MINUTES
THURSDAY, OCTOBER 9, 2025 – 6:00 P.M.
CHRIS MALONEY LECTURE HALL – ROOM 110
OCEAN CITY FREE PUBLIC LIBRARY
1735 SIMPSON AVENUE
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 provided a detailed update regarding plans for the public safety building.

CITIZEN COMMENT:

Dave Hayes – 641 Battersea Road – suggested that Resolution No. 4 be pulled from the consent agenda.

George Bauer – 5133 Central Ave – commented on the public safety building and said he hopes that the Chief of Police is involved in the conversation about the plans.

Marie Crawford – 835 Pelham Place – said thank you for the city doing their due diligence in regard to the public safety building.

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, September 25, 2025. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed with the exception of Mr. Levchuk who abstained.

BOND NOTE ANNOUNCEMENT:

The Chief Financial Officer of the City of Ocean City, in the County of Cape May, New Jersey certifies that he has awarded general obligation bonds dated October 1, 2025, in the amount of \$16,000,000 (sixteen million dollars). Ocean City received 10 bids and the bonds will be awarded to Roosevelt & Cross, Inc with at a Net Interest Cost of 3.59% (three point five-nine percent).

One the same day Bond Anticipation Note 2025-02 was sold. It is dated October 9th, 2025 in the amount of \$43,000,000 (Forty-three million dollars). Ocean City received 8 bids and the note was awarded to Janney Montgomery Scott, LLC. The maturity date is October 8th, 2026, with a Net Interest Cost of 2.5% (two point five percent) payable at maturity. A complete report of all bids is available through the City Clerk's office.

ORDINANCE: FIRST READING & INTRODCUTION:

Mr. Crowley asked for a motion to take up Ordinance No. 25-13 on first reading and introduction. Motion moved by Mr. Barnes, seconded by Mr. Winslow. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 25-13 – A Bond Ordinance Providing for Renovations to 3400 Block of West/Asbury Avenue Recreation Facility in and by the City of Ocean City, in the County of Cape May, New Jersey, Appropriating \$7,500,000 Therefor and Authorizing the Issuance of \$3,809,500 Bonds or Notes of the City to Finance Part of the Cost Thereof**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was some discussion. Mr. Crowley asked for a motion to adopt Ordinance No. 25-13 on first reading. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. Mr. Crowley announced that second reading and public hearing on Ordinance No. 25-13 is scheduled for Thursday, October 23, 2025 and will be published according to law.

ORDINANCE: SECOND READING & PUBLIC HEARING:

Mr. Crowley asked for a motion to take up Ordinance No. 25-12 on second reading and public hearing. No motion was made. *(Died at the table - 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)*

RESOLUTIONS – CONSENT AGENDA:

- (1.)25-62-505-** A Resolution Authorizing the Advertisement of City Contract #26-06, Towing and Lockout Services for the City of Ocean City
- (2.)25-62-506-** A Resolution Authorizing the Award of a Professional Services Contract to Go Events, Inc. For Various Performances at the 2026 First Night Celebration
- (3.)25-62-507-** A Resolution Authorizing the City's Participation in the Atlantic County Cooperative Pricing Program (#41-ACC) for the Award of County Bid Furnishing & Delivery of Rock Salt to Participating Members

(5.)25-62-509- A Resolution Amending the 2025 Budget of the City of Ocean City to Include Additional Revenue From the National Opioids Settlement Fund

(6.)25-62-510- A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 258 Bay Road, Block 70.14, Lot(s) 41.05; Project #20-0125PBA

(7.)25-62-511- A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 262 Bay Road, Block 70.14, Lot(s) 41.07; Project #20-0127PBA

(8.)25-62-512- 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 RESOLUTION:

(4.)25-62-508- A Resolution Designating Block 3306, Lot 1, Located at 3313 Bay Avenue, to be an Area in Need of Rehabilitation. Mr. Barnes asked to removed Resolution No. 4 because he had questions about variances. There was discussion and Ms. McCrosson addressed the questions asked by Mr. Barnes. Mr. Crowley opened the meeting up for public comment.

Dave Breeden – is in favor of the resolution.

Mr. Crowley closed the public comment portion of the meeting and asked for a motion to adopt Resolution No. 4. Motion made by Mr. Winslow, seconded by Mr. Madden. All ayes followed.

PENDING BUSINESS:

Mr. Hartzell presented the administration and council with a property exchange and public improvement agreement. He would like to convey property to the City and in exchange the City would agree to design, permit, fund and construct a beach-themed playground equal to at least the value of \$800,000.00 on the boardwalk parcel located at 500 Boardwalk.

NEW BUSINESS:

Mr. Polcini read aloud a statement regarding the decision making and approach to obtaining a professional recommendation from the planning board regarding the property at 600 Boardwalk and he also stated that he will not be seeking re-election this upcoming May for the At-Large council seat.

Mr. Crowley announced that he will be forming a subcommittee to discuss ideas for the future of the boardwalk. The subcommittee will have their own mission statement and will report back to council with recommendations and will then forward the recommendations over to the planning board in an effort to fast track the master plan. He read aloud the names of those who will be on the committee.

CITIZEN COMMENT:

Wes Kazmarck - 825 Pennlyn Place – read a letter on behalf of the down town merchants and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Chuck Bangle – co owner Manco & Manco – asked Mr. Polcini to think more about his decision and also suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Bill McGinnity – 104 Asbury Ave - suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

John Stauffer – 1838 Wesley – is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Caitlin Quirk – 956 Asbury Ave - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Ashley Gillian – 616 Asbury Ave - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Susan Cracovaner – 156 Asbury Ave – is not in favor of a hotel at 600 Boardwalk.

David Hayes – 641 Asbury Ave - is not in favor of a hotel at 600 Boardwalk.

Marie Hayes – 641 Asbury Ave - is not in favor of a hotel at 600 Boardwalk.

Janet Galante – 13 1st St - suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Burt Wilkins – 200 34th St - suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Lisa Catravone – 601 Asbury Ave - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Nelson Dice – Central Ave – spoke about the 4th amendment.

Mike Sankovich – 625 Asbury Ave - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Don Malora – 836/50 Boardwalk - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Hank Glaser – 852 Boardwalk - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Holly Kisby – 4 E. 11th St – is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Helen McSweeney – 408 Central Ave - said it is not a good choice to put a large building at 600 Boardwalk and said she is in favor of Mr. Crowley’s subcommittee.

Deborah Brodel – 600 block Ocean Ave - is in favor of Mr. Crowley’s subcommittee.

Frank Worrell – 3307 Simpson - expressed concerns about the planning board and the master plan and said to continue the conversation about adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Sheila Hartranft – 728 Battersea - suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Jesse Brillia – 900 Ocean Ave - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Bob Marceluk – 864 Plaza Place - is not in favor of a hotel at 600 Boardwalk.

Joe Magori – 636 West Ave – said there should be a compromise regarding 600 Boardwalk to benefit everyone.

Mark Grimes – 109 31st St - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Joel Richard – 232 Bay Ave - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Jack Gunkunst – 809 E. 7th St – is opposed to any high rise on the boardwalk.

Chrissy Triggiani – 1064 Boardwalk - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Anthony Diredo – thanked Mr. Crowley for forming a committee and also thanked Mr. Hartzell for his idea to utilize the volleyball courts; he also said that a venue is needed at 600 Boardwalk.

Jamie Ford – 2009 Simpson - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Jennifer Dahl – 120 Bayshore Drive - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Riley Richard – 232 Bay - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Joe DelSordo – 38 W. 14th St - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Mark Raab – 12 W. Aberdeen Rd - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Marie Crawford – 835 Pelham Place – said she is not in favor of a hotel at 600 Boardwalk and thinks the city should move forward with the review of the master plan.

Judy Schalk – 123 E. Atlantic - said she is not in favor of a hotel at 600 Boardwalk and thinks the city should move forward with the review of the master plan.

Bob Wade – 7 W. Aberdeen - is in favor of the possibility of an iconic hotel at 600 Boardwalk and suggested that council re-consider adopting a resolution that will go to the planning board for review regarding 600 Boardwalk.

Jim Kelly – 137 Wesley Ave – is in favor of a subcommittee and thinks it is better to work through the master plan with the planning board.

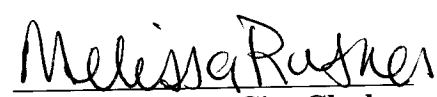
Bill Merritt – 1240 Simpson - is in favor of a subcommittee and thinks it is better to work through the master plan with the planning board.

Helen Strautman – 21 Asbury Ave – read a statement promoting “Save Wonderland” revival and said that 600 Boardwalk should remain as an entertainment venue.

Susan Cracovaner – 156 Asbury Ave – said that 2026 is the anniversary of the carousel and she suggested having a “carnival by the sea” theme celebration.

ADJOURN:

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. Meeting adjourned at 8:30 p.m.


Melissa Rasner, City Clerk