

**CITY COUNCIL MEETING MINUTES
THURSDAY, DECEMBER 4, 2025 – 6:00 P.M.
MUSIC PIER – 825 BOARDWALK
CITY OF OCEAN CITY, NEW JERSEY**

ATTENDANCE: Mr. Barnes, Mr. Crowley, Mr. Hartzell, Mr. Levchuk, Mr. Madden, and 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 an administrative report; a full detailed version of the report can be found on the city's website.

REPORTS – CITY COUNCIL:

Councilman Winslow introduced Jocelyn Pappagallo who is the spokesperson for the subcommittee developed by Councilman Crowley regarding the future of not only 600 Boardwalk, but the entire boardwalk as a whole. She provided the committee's mission statement, gave a detailed report on discussions that have taken place at the most recent meetings and she also discussed future goals including a timeline for the committee.

CITIZEN COMMENT:

All citizen comments were in regard to Resolution No. 6 (25-62-544)

Effie Russell – not in favor of resolution.

Jack Gutenkunst – not in favor of resolution.

Tony DiRado – not in favor of resolution.

Nancy Falvey – not in favor of resolution.

Dave Hayes – not in favor of resolution.

George Bauer – not in favor of resolution.

Bob Hallinan – in favor of resolution.

William Matters – in favor of resolution.

Joe and Carol Maniaci – in favor of resolution.

Marie Crawford – not in favor of resolution.

Susan Cracovaner – not in favor of resolution.

Bill Merritt – not in favor of resolution.

Jim Kelly – not in favor of resolution.

Nelson Dice – indifferent and suggested more drones.

Jeff Miller – not in favor of resolution.

Judy Schalk – not in favor of resolution.

Susan Pinkerton Steinbach – not in favor of resolution.

Bea Pinkerton – not in favor of resolution.

Deborah Becdel - not in favor of resolution.

Joe Lumpkin – in favor of resolution.

Hank Glaser – in favor of resolution.

Linda Carluccio – in favor of resolution.

Jim Carlino – not in favor of resolution.

Erin Oechslein & Danielle Guerriero- in favor of resolution.

Tony Panichelli - in favor of resolution.

John Stauffer – in favor of resolution.

Robert Bentz – in favor of resolution.

Tracey Rooney – in favor of resolution.

Chris Kazmarck – in favor of resolution.

Meryl Vangelov – in favor of resolution.

Mike Stankiewicz – in favor of resolution.

Gloria Baker – in favor of resolution.

Bill Westerman – in favor of resolution.

Sam Curry – in favor of resolution.

Craig and Ann Petuy - in favor of resolution.

Bernadette Bechta – in favor of resolution.

Jim Bannach - in favor of resolution.

Angela Shaw – in favor of resolution.

David Spangler- in favor of resolution.

Pam Spangler - in favor of resolution.

Brent Hanley – in favor of resolution.

Heather Hanley – in favor of resolution.

Brad Smith – not in favor of resolution.

David Brown – in favor of resolution.

Joan Williamson – in favor of resolution.

Bob Alexander – in favor of resolution.

Mary Bangle – in favor of resolution.
Bob Waite – in favor of resolution.
Summer Raab – in favor of resolution.
Mark Raab – in favor of resolution.
Mark Benevento – in favor of resolution.
Jay Love – in favor of resolution.
Jerry Corcoran – in favor of resolution.
Gary Rushiner – in favor of resolution.
Paul Ryan – in favor of resolution.
Doug Raab – in favor of resolution.
Patrick McMahon – in favor of resolution.
Darcy Brown – in favor of resolution.
Mac McNorton – in favor of resolution.
Chrissy Triggiani – in favor of resolution.
Lorraine Vollono – not in favor of resolution.
Donna Zucchi – not in favor of resolution.
Liz Nicoletti – in favor of resolution.
Mark Benevento – in favor of resolution.
Caitlin Quirk – in favor of resolution.
Jim Tweed – not in favor of resolution.
Chuck Bangle – in favor of resolution.
Wes Kazmarck – in favor of resolution.
Chuck Deal – not in favor of resolution.
Dara Raab – in favor of resolution.
Terence Gallagher – in favor of resolution.
Janet Galante – in favor of resolution.
Karen Bergman – in favor of resolution.
Cherie Arias – in favor of resolution.
Helen Struckmann – not in favor of resolution.
Stephen Nehmad – in favor of resolution.
Devon Raab – in favor of resolution.
Hunter Tomlin – in favor of resolution.
Corey Raab – in favor of resolution.
Burt Wilkins – in favor of resolution.
Patty Raab – in favor of resolution.
Diane Stone – in favor of resolution.
Nancy Notaro – not in favor of resolution.

APPROVAL OF MINUTES:

Mr. Crowley asked for a motion to adopt the regular city council meeting minutes of Thursday, November 20, 2025. Motion moved by Mr. Hartzell, seconded by Mr. Madden. All ayes followed.

ORDINANCE – FIRST READING & INTRODUCTION:

Mr. Crowley asked for a motion to take up Ordinance No. 25-16 on first reading and introduction. Motion moved by Mr. Hartzell, seconded by Mr. Barnes. All yes followed. The clerk read the title of the ordinance aloud.

Ordinance No. 25-16 – An Ordinance Authorizing the City of Ocean City to Acquire Block 4104, Lots 18 & 19 Ocean City, New Jersey

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was minimal discussion. Mr. Crowley asked for a motion to adopt Ordinance No. 25-16 on first reading and introduction. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. Mr. Crowley announced that second reading and public hearing on Ordinance No. 25-16 is scheduled for Thursday, December 18, 2025 and will be published according to law.

RESOLUTIONS – CONSENT AGENDA:

25-62-539- A Resolution Authorizing the Award of a Professional Services Contract to Scheule Planning Solutions, LLC for Professional Planning Services for the 2026 Calendar Year

25-62-540- A Resolution Authorizing the Award of a Professional Services Contract for Registered Municipal Auditing Services to Ford, Scott & Associates

25-62-541- A Resolution Authorizing the Award of a Professional Services Contract to Arthur Chew Consulting, LLC for Professional Engineering Services for Road & Drainage Design Plans

25-62-542- A Resolution Authorizing the Award of a Professional Services Contract to Acuity Consulting Services, LLC for Affordable Housing Planning and Next Phase of Services and Response to FSHC Challenge

25-62-543- A Resolution Authorizing the Rejection of Bids for City Contract #26-12, Downtown Street Light Improvements from 6th Street to 7th Street

25-62-545- A Resolution Introducing and Approving the 2026 Budget of the Special Improvement District of the City of Ocean City

25-62-546- A Resolution Authorizing Transfers of Appropriations of the 2025 Local Municipal Budget Per N.J.S.A. 40A: 4-58

25-62-547- A Resolution Canceling Taxes and Authorizing a Refund Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32

25-62-548- A Resolution Canceling Taxes and Authorizing a Refund Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32

25-62-549- A Resolution Canceling Taxes and Authorizing a Refund Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32

25-62-550- A Resolution Approving Tax Overpayment Refund #2025-16 Thru #2025-26

25-62-551- 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.

REMOVED RESOLUTION:

25-62-544- 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

Mr. Barnes asked to pull Resolution No. 6 because he is not in favor and he explained why. There was much discussion from each council person on this resolution and the process that will take place if the resolution moves forward. Mr. Crowley opened the meeting up for public comment on this resolution since it was pulled from the consent agenda.

Monica Raab – asked about the subcommittee and what role it will play if the resolution moves forward.

Mr. Crowley closed the public comment portion of the meeting and asked for a motion to adopt Resolution No. 6 (25-62-544). Motion moved by Mr. Madden, seconded by Mr. Polcini. All ayes followed with the exception of Mr. Barnes, Mr. Hartzell and Mr. Winslow who all voted no.

PENDING BUSINESS:

No pending business was discussed.

NEW BUSINESS:

No new business was discussed.

CITIZEN COMMENT:

There was no one who wished to speak.

ADJOURN:

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Madden, seconded by Mr. Polcini. All ayes followed. Meeting adjourned at 10:10 p.m.



Melissa Rasner, City Clerk

