

**CITY COUNCIL MEETING MINUTES
THURSDAY, FEBRUARY 19, 2026 – 6:00 P.M.
COUNCIL CHAMBERS – CITY HALL
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:

The 2026 Capital Plan Presentation was given by Director of Finance, Mr. Donato, III and Director of Capital Programs and Engineering, Mr. Bekier.

CITIZEN COMMENT:

Matthew Wielczko – Zeller & Wielczko, LLP – requested Resolution No. 26-65 be pulled from the consent agenda.

Dave Hayes – 641 Battersea Road – requested Resolution No. 26-65 be pulled from the consent agenda.

Marie Hayes – 641 Battersea Road – requested Resolution No. 26-65 be pulled from the consent agenda.

John Cracovaner – 156 Asbury Ave – requested Resolution No. 26-65 be pulled from the consent agenda.

Jim Kelly – 136 Wesley Avenue - requested Resolution No. 26-65 be pulled from the consent agenda.

James Turteltaub – OC 2050 - requested Resolution No. 26-65 be pulled from the consent agenda.

REPORTS – CITY COUNCIL:

Ms. Jocelyn Palaganas, spokesperson for the boardwalk subcommittee spoke about the progress to date of the subcommittee and plans to present a detailed report in early spring to city council.

APPROVAL OF MINUTES:

Mr. Crowley asked for a motion to adopt the regular city council meeting minutes of Thursday, February 5, 2026. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed.

ORDINANCES - FIRST READING & INTRODUCTION:

Mr. Crowley asked for a motion to take up Ordinance No. 26-02 on first reading and introduction. Motion moved by Mr. Madden, seconded by Mr. Winslow. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 26-02 – An Ordinance Replacing the Entire Contents of the Existing Affordable Housing Ordinance of the Revised General Ordinances of the City of Ocean City, New Jersey (Article 2000 of the Ocean City Zoning and Land Development Ordinance) and Repealing all Ordinances Heretofore Adopted, the Provisions of Which are Inconsistent Herewith Including, but not Limited to, Article 1900 (“Affordable Housing Development Fees”), Article 1901 (“Affordable Housing Set Aside”) and Article 2100 (“Municipal Housing Liaison”)**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was some discussion. Mr. Crowley asked for a motion to adopt Ordinance No. 26-02 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. 26-02 is scheduled for Thursday, March 12, 2026 and will be published according to law.

Mr. Crowley asked for a motion to take up Ordinance No. 26-03 on first reading and introduction. Motion moved by Mr. Winslow, seconded by Mr. Levchuk. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 26-03 – An Ordinance Amending a Portion of Ordinance 87-17 and 13-23, Chapter II, “Boards, Authorities and Commissions” of the Revised General Ordinances of the City of Ocean City**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was some discussion. Mr. Crowley asked for a motion to adopt Ordinance No. 26-03 on first reading. Motion moved by Mr. Madden, seconded by Mr. Polcini. All ayes followed. Mr. Crowley announced that second reading and public hearing on Ordinance No. 26-03 is scheduled for Thursday, March 12, 2026 and will be published according to law.

ORDINANCES - SECOND READING & PUBLIC HEARING:

Mr. Crowley asked for a motion to take up Ordinance No. 26-01 in second reading and public hearing. Motion moved by Mr. Barnes, seconded by Mr. Madden. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 26-01 – An Ordinance Amending and Supplementing Chapter XXV, Zoning and Land Development of the Revised Ordinances of the City of Ocean City – 2026 Residential Mechanical**

Solicitor, Ms. McCrosson provided an explanation of the ordinance. There was some discussion. 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. 26-01 on second reading. Motion moved by Mr. Madden, seconded by Mr. Winslow. All ayes followed.

RESOLUTIONS – CONSENT AGENDA:

- 26-58- A Resolution Authorizing the Award of City Contract #26-03, Emergency Medical Billing Services for the City of Ocean City to Provider Technology, LLC (Revascent)
- 26-59- A Resolution Authorizing the Award of City Contract #26-08, Jitney/Trolley Transportation Services for the City of Ocean City to Atlantic City Jitney Association
- 26-60- A Resolution Authorizing the Award of City Contract #26-13, Demolition of Existing Structures Located at Block 806, Lots 21, 22 & 23 to Neri's Construction and Rental, Inc.
- 26-61- A Resolution Authorizing the Award of City Contract #26-16, Reinforcement & Redecking of the Ocean City Boardwalk from 12th Street to 14th Street to L. Feriozzi Concrete Company
- 26-62- A Resolution Authorizing the City's Participation in the New Jersey State Contract #16-Fleet-00125, Park & Playground Equipment & the Bergen County Cooperative Pricing System (CK04) Contract #BC-Bid-24-35, Parks & Playground Equipment & General Supplies with Kompan, Inc.
- 26-63- A Resolution Authorizing the Award of a Professional Service Contract to USA Environmental, Inc. for a Pre-Demolition Asbestos Assessment of the Ocean City Public Safety Building
- 26-66- A Resolution Authorizing Change Order #1 to City Contract #25-11, Improvements to the Parking Lot at 16th Street & Haven Avenue with Lexa Concrete, LLC
- 26-67- A Resolution to Adopt Manuals for Implementation of the City's Affordable Housing Programs
- 26-68- A Resolution Consenting to the Mayor's Re-Appointment of Michael Dattilo to the Library Board of Trustees
- 26-69- A Resolution Consenting to the Mayor's Re-Appointment of Mary Louise Hayes as a Member to the Shade Tree Committee
- 26-70- A Resolution Consenting to City Council's Reappointment of Robert Becker and Ryan Price as Members to the Zoning Board of Adjustment
- 26-71- A Resolution Consenting to City Council's Appointment of Joseph Lehman & Ryan Leonard as a Member to the Utility Advisory Commission
- 26-72- A Resolution Authorizing the Adoption of the 2026 Cape May County, New Jersey Hazard Mitigation Plan Update
- 26-73- A Resolution Authorizing the Extension of a Payment in Lieu of Taxes (P.I.L.O.T.) Agreement between the City of Ocean City and United Methodist Homes of New Jersey
- 26-74- A Resolution Authorizing the Application for and the Execution of a Subcontract with the County of Cape May for the Upper Township/Ocean City Municipal Alliance Program
- 26-75- A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 1649 & 1651 West Avenue, Block 1604, Lot(S) 6 & 5; Project #21-0101PBA
- 26-76- A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 62 Asbury Avenue, Block 11, Lot(s) 24.02; Project #23-022IPB
- 26-77- 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:

- 26-64- A Resolution Authorizing the Award of a Professional Services Contract to McLees Architectural for the Design of a New Public Safety Building at 835 Central Avenue

Mr. Hartzell asked for Resolution No. 26-64 to be pulled from the consent agenda to discuss whether or not courts need to be factored into the plans for the public safety building. There was discussion. 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. 26-64. Motion moved by Mr. Madden, seconded by Mr. Winslow. All ayes followed.

- 26-65- A Resolution Authorizing the Award of a Professional Services Contract to Jennifer L. Heller, PP, AICP of Polistina & Associates, LLC as a Professional Planner to Assist City Council in Evaluating Proposals Regarding 600 Boardwalk.

Mr. Winslow asked for Resolution No. 26-65 to be pulled so that more information can be gathered and more discussion can be had. There was discussion and an explanation given by Council President, Mr. Crowley. Mr. Barnes suggested tabling the resolution. Mr. Crowley opened the meeting up for public comment on the resolution.

- Matthew Wieliczko – said that the resolution should be tabled because there was no RFP or RFQ.
- Mike Dattilo – commented on the subcommittee and said that an RFP should have been done.
- Heather Kneble – is in favor of the resolution and requested that it be moved forward.
- John Cracovaner – not in favor of the resolution and asked that it be tabled.
- Alan Richter – not in favor of the resolution and asked that it be tabled.

Mr. Crowley closed the public comment portion of the meeting. A motion to table Resolution No. 26-65 was made by Winslow, seconded by Levchuk. All ayes followed to table the resolution with the exception of Madden who voted no.

PENDING BUSINESS:

No pending business was discussed

NEW BUSINESS:

Mr. Winslow commented that the project along 34th Street is progressing well.

Mr. Barnes said that in an effort to improve business and improve economics at the north end of the boardwalk between 5th and 7th street a flier has been provided called CLAMS from citizens who want to help promote tourism. He read off some of the ideas given.

Mr. Polcini offered his condolences to the family of Calvin Corvaia, Sr. who was co-owner of OC Coffee Company who has recently passed away.

CITIZEN COMMENT:

Alan Richter – suggested that the police department have an open house to show the public the new substation.

James Turteltaub – suggested that the scope of work be shown in regard to Resolution No. 26-65.

George Bauer – said that he is overwhelmed by the bright ideas presented by “CLAMS” and encouraged the city to consider some of the ideas suggested.

John Cracovaner – liked the ideas presented by “CLAMS” and encouraged the city to consider some of the ideas suggested.

Frank Cunningham – spoke about flooding issues along West Avenue and its effects on the wetlands.

Marie Hayes – asked for prayers to be said for her friends who loved Ocean City but who are no longer with us.

ADJOURN:

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Madden, seconded by Mr. Winslow. All ayes followed. Meeting adjourned at 8:06 p.m.



Melissa Rasner, City Clerk

