

**CITY COUNCIL MEETING MINUTES  
THURSDAY, APRIL 23, 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. Mr. 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.

**PROCLAMATION:**

Declaring April 24, 2026 Arbor Day in Ocean City, New Jersey.

**REPORTS – MAYOR & ADMINISTRATION:**

Mayor Gillian provided a report that can be found in detail on the city's website.

**CITIZEN COMMENT ON AGENDA ITEMS:**

No one wished to speak.

**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, March 26, 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. 26-04 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. 26-04 – An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank Per (N.J.S.A. 40A:4-45.14) for Calendar Year 2026**

CFO, Mr. Donato provided an explanation on the ordinance. Mr. Crowley asked for a motion to adopt Ordinance No. 26-04 on first reading. Motion moved by Mr. Madden, seconded by Mr. Winslow. All ayes followed. Mr. Crowley announced that second reading and public hearing on Ordinance No. 26-04 will be held on Thursday, May 21, 2026 and will be published according to law.

Mr. Crowley asked for a motion to take up Ordinance No. 26-05 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. 26-05 – A Bond Ordinance Appropriating \$23,573,600.00 and Authorizing the Issuance of \$22,394,920.00 in Bonds and Notes of the City of Ocean City for the Various Improvements or Purposes Authorized to be Undertaken by the City of Ocean City, New Jersey**

CFO, Mr. Donato provided an explanation on the ordinance. There was some discussion. Mr. Crowley asked for a motion to adopt Ordinance No. 26-05 on first reading and introduction. Motion moved by Mr. Winslow, seconded by Mr. Barnes. All ayes followed. Mr. Crowley announced that second reading and public hearing on Ordinance No. 26-05 will be held on Thursday, May 7, 2026 and will be published according to law.

Mr. Crowley asked for a motion to take up Ordinance No. 26-06 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. 26-06 – An Ordinance of the City of Ocean City, County of Cape May and State of New Jersey, Amending the Municipal Code to Prohibit the Parking of Trailers and Construction Vehicles Adjacent to Municipal Playgrounds and Recreation Fields**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. There was some discussion. Mr. Crowley asked for a motion to adopt Ordinance No. 26-06 on first reading and introduction. Motion moved by Mr. Madden, seconded by Mr. Hartzell. All ayes followed. Mr. Crowley announced that second reading and public hearing on Ordinance No. 26-06 will be held on Thursday, May 7, 2026 and will be published according to law.

**ORDINANCES - SECOND READING & PUBLIC HEARING:**

Mr. Crowley asked for a motion to take up Ordinance No. 26-02 on second reading and public hearing. Motion moved by Mr. Madden, seconded by Mr. Polcini. 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 opened the meeting up for public comment 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. 26-02 on second reading. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed.

**RESOLUTION – NON-CONSENT:**

**26-115-** A Resolution Introducing the 2026 Local Municipal Budget

CFO, Mr. Donato provided a detailed explanation of the 2026 budget. There was some discussion. Mr. Crowley opened the meeting up for public comment and no one wished to speak. Mr. Crowley asked for a motion to adopt introduction of the budget; Resolution No. 26-115. Motion moved by Mr. Barnes, seconded by Mr. Winslow. All ayes followed. Mr. Crowley announced that second reading and adoption of the 2026 Local Municipal Budget will be held on Thursday, May 21, 2026 and will be published according to law.

**RESOLUTIONS – CONSENT AGENDA:**

**26-116-** A Resolution Authorizing the Award of City Contract #26-15, Demolition of the Ocean City Public Safety Building Located at Block 805, Lot 6 to Tamco Construction, Inc.

**26-117-** A Resolution Authorizing a Professional Services Contract with Czar Engineering, LLC for Design and Project Management Services Related to Roof Replacement at the Fleet Maintenance Facility and Fire Headquarters

**26-118-** A Resolution Authorizing Change Order #7 & the Final Acceptance & Final Payment of City Contract #24-29 R-1, 2023 NJDOT West Avenue 15<sup>th</sup> – 18<sup>th</sup> Street & 2024 NJDOT West Avenue 9<sup>th</sup> – 11<sup>th</sup> Street Various Road Improvements with Lexa Concrete, LLC

**26-119-** A Resolution Authorizing the Second and Final Extension of City Contract #24-04, Furnishing, Maintenance, Service & Repair of Sewer Lift Station & Storm Pump Stations with A.C. Schultes, Inc.

**26-120-** A Resolution Authorizing the Second Extension of City Contract #24-06, Lease of City Owned Beach Parcels

**26-121-** A Resolution Authorizing the First Extension of City Contract #25-01, Concession Licenses for the Sale of Food, Ice Cream, & Beverages Related Products at Designated City Owned Street Ends with Teoniko, LLC

**26-122-** A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 1530 Wesley Avenue, Block 1502, Lot(s) 23.01; Project #24-009IPBA

**26-123-** A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 1530 Wesley Avenue, Block 1502, Lot(s) 23.02; Project #24-0092IPBA

**26-124-** A Resolution Authorizing the Release of Performance Guarantee for a Construction Project at 1532 Wesley Avenue, Block 1502, Lot(s) 24.01; Project #24-0091IPBA

**26-125-** 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. Levchuk. All ayes followed.

**PENDING BUSINESS:**

No pending business was discussed.

**NEW BUSINESS:**

No new business was discussed.

**CITIZEN COMMENT:**

**Ed O’Donnell – Hotels** – spoke about democracy, the importance of giving people second chances and discussed the harmful effects of cigarette smoke.

**Dave Hayes – 641 Battersea Road** – expressed concerns regarding the 2026 budget.

**Jackie Much – 3230 Bay Ave** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Jacob Mack – 16 Sweetwater Court** - is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location and expressed concerns regarding the aviation crosswinds.

**Archie Sirianni – 5 Waterway Road** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location and expressed concerns regarding the aviation crosswinds.

**Rick Flounders – 3305 Bayland Dr** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Greg Sirianni – 3208 Simpson Ave** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location. He suggested using upgraded extenders rather than a tower.

**Doug Blackman – 48 Waterway Road** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Jenny Ackley – 3208 Bay Ave** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Al Romer- 3331 Haven Ave** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Mark Liddy - 3303 Bayland Dr** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Matt/Kim Diggons - 3301 Bayland Dr** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Kyle Johnson – 3201 Simpson Ave** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location. He asked why a variance is not needed.

**Ann Donnelly – 3202 Bay Ave** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Gabby O’Hara - 3207 Bayland** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Jon Dice – 12<sup>th</sup> and Central** – said that he will be a “write in” mayoral candidate for the municipal election.

**John Bonnetti – 3203 Bayland** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Anthony Capello 7 Waterway** – is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location.

**Liz Nicoletti – 4601 Asbury Ave** - is not in favor of the proposed 34<sup>th</sup> Street location and height of the Cellco tower; asked council to negotiate for a different location. Also, she mentioned that she is not in favor of the school policy 5756.

**ADJOURN:**

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. Meeting adjourned at 7:27 p.m.

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**Melissa Rasner, City Clerk**