



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

WORKSHOP MINUTES • MARCH 6, 2025

Regular Meeting

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Mayor Tvrdik called the meeting to order at 7:00 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 12, 2025 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute, Statement to the Public:** Mayor Tvrdik led attendees and members of the Council in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status
Thomas Tvrdik	Mayor	Present
William Deerin	Councilman	Present at 7:02
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Absent
Michael O'Brien	Councilman	Present
Keith Salnick	Councilman	Absent
Patty Cooper	Councilwoman	Present
Jeanne Smith	Borough Clerk	Absent
Andrew Bayer	Borough Attorney	Present
Donna M. Phelps	Administrator	Present
Catherine D. LaPorta	Chief Financial Officer	Present
Stephanie Kramer	Deputy Borough Clerk	Present

- V. **PUBLIC COMMENT - Action Items Only:** Mayor Tvrdik opened the meeting for public comment on actions items only. As no one from the public presented, that portion of the meeting was closed

VI. **Administrator's Report**

Ms. Phelps reported that work has started at Trinity Park. The Thrive 450 outdoor gym has been delivered and is being housed in the DPW yard until they are ready for installation. The park should be up and ready for the Spring.

Responses to the RFP for Architectural Services for the bathrooms at Blackberry Bay Park; the water, sewer, bathrooms and storage facility at Maria Gatta Park; and the Boat House at Maria Gatta were received on Wednesday, March 5th. All the proposals were higher than we expected. The documents need to be reviewed by our Borough Attorney for compliance and we can decide on how we proceed prior to the March 20th Council Meeting.

I participated in a zoom call with Borough Planner Kendra Lelie, Borough Attorney Andy Bayer, and Deputy Borough Clerk Stephanie Kramer regarding the Borough's 4th round Affordable Housing Plan. Kendra will begin preparing the plan which will be tentatively presented to the Planning Board during a workshop meeting which we are trying to schedule for Wednesday, April 23rd. Planning Board approval scheduled for Tuesday, May 27th and Council approval set for Thursday, June 5th.

The Riverwalk Project is requesting a 7:00 am start time for the next six months due to the extensive site work required for the project. Their contractors need adequate setup time each morning to ensure safe and efficient operations throughout the day. The early start time will improve their ability to coordinate deliveries, prepare equipment and organize work crews before full construction activities start. To minimize any inconvenience to nearby residents they commit that no construction activities will take place within 100 feet of Barton Avenue from 7-8 am; particularly noisy operations will be scheduled after 8:00 am, whenever possible; site supervisor will actively monitor noise levels during the 7-8 am time frame. It was decided to wait until the next meeting to get a feel what the residents in the area think and decide at the next meeting.

- VII, Clerk's Report:** Ms. Kramer reminded everyone of the Special Shore Regional School Board election on Tuesday, March 11th. The regular polling locations will be open from 6 a.m. to 8 p.m. along with the Clerk's Office.

Ms. Kramer thanked Donna Phelps for getting the agenda up on Civic Plus and they are working on adding

Ms. Kramer reminded that the late fee for pet licenses started March 1st and as spring clean up has begun reminder to landscaper to come in and renew their licenses.

VIII. Action Items

A. Second Reading and Public Hearing – Ordinance 1105 Setting salary ranges for various positions

Council President Cooper asked the Deputy Clerk to read the ordinance by title only and the affidavit of publication.

Ms. Kramer stated that the ordinance was published by title only in the Two Rivers Times on February 13, 2025 in accordance with law.

AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY SETTING FORTH AND AMENDING THE SALARY RANGES OF CERTAIN BOROUGH OFFICERS AND BOROUGH EMPLOYEES PASSED AND APPROVED MARCH 16, 1939

PUBLIC HEARING: Mayor Tvrdek opened the meeting to the public for comment on this ordinance only. As on one from the public wished to be heard the public portion on the ordinance was closed on a motion by Councilman O'Brien and second from Councilman Gallo with all in favor.

Council President Cooper moved that this ordinance be adopted on second reading and to advertise same in accordance with law. The motion was seconded by Councilman Deerin.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patricia Cooper, Council President
SECONDER:	William Deerin, Councilman
AYES:	Deerin, Gallo, O'Brien, Cooper
ABSENT:	Keeshen, Salnick

B. Consent Agenda:

- | | |
|-----------------|---|
| #2025-88 | 1. Resolution authorizing payment the 03-06-2025 Bill List |
| #2025-89 | 2. Resolution awarding the proposal of Kyle and McManus Associates |
| #2025-90 | 3. Resolution authorizing an Emergency Temporary Resolution |
| #2025-91 | 4. Resolution awarding a contract to Collier Engineering & Design for Bid Specs for Borough Buildings to New JCP&L System |
| #2025-92 | 5. Resolution approving 2024 certified lists for LOSAP |
| #2025-93 | 6. Resolution affirming the Differential HAS contribution for Walter O'Neil |
| #2025-94 | 7. Resolution authorizing 2025 Annual letter to NJDOT for Monmouth Park Heliport Location |
| #2025-95 | 8. Resolution authorizing redemption of Tax Sale Certification #24-00014. |
| #2025-96 | 9. Resolution authorizing redemption of Tax Sale Certificate #21-00001 |

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael O'Brien, Councilman
SECONDER:	Patricia Cooper, Council President
AYES:	Deerin, Gallo, O'Brien, Cooper
ABSENT:	Keeshen, Salnick

C. FIRST READING ORDINANCES:

#1106 An Ordinance Amending Chapter 371

Councilwoman Cooper called for the introduction of “**AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY CHAPTER 371, “TREES” SHALL BE REPLACED IN ITS ENTIRETY WITH THE FOLLOWING INCORPORATING THE REQUIREMENTS OF THE BOROUGH’S NJDPE TIER ONE MUNICIPAL STORMWATER GENERAL PERMIT**”

and then asked the Clerk to read the proposed ordinance by title only, after which Councilwoman Cooper moved to approve the Ordinance upon first reading and to hold the PUBLIC HEARING on the proposed ordinance at the Council meeting of March 20, 2025 and to advertise same in accordance with the law, which was seconded by Councilman Deerin.

Discussion on the ordinance, Borough Attorney stated there was some language added to the permitting and penalties which he read into the record.

Mayor thanked everyone for the work put into this ordinance

Councilman Gallo stated he felt that the ordinance put an undue burden on the residents.

Council President Cooper explained the reasonings for the replacement and costs also the State requirements.

Councilman Deerin did not like the idea of telling people what they could do with their property.

RESULT:	ACCEPTED [3-2]
MOVER:	Patricia Cooper, Council President
SECONDER:	William Deerin, Councilman
AYES:	O'Brien, Cooper Tvrdik
NAYS:	Deerin, Gallo
ABSENT:	Keeshen, Salnick

IX. Discussion Items

1. Bid received for Garbage/Recycling Contract

Mayor Tvrdik turned the discussion over to Councilman O'Brien who explained we worked hard to make sure it wouldn't be a serious shock to the Borough. Four options were put forth which he explained each option and the option that seems the best for the Borough would be moving to two zones with Monday/Thursday and Tuesday/Friday pick ups for garbage pick up and Recycling pick up every Wednesday for the entire Borough. It was recommended a two year contract with 3 one year options to renew. It will require some education to the residents on the new schedules.

X Mayor Tvrdik's Report:

Mayor Tvrdik was at the charity event this past weekend at Birdsmouth Brewery which was to benefit schools impacted by the fires in California.

Mayor Tvrdik mentioned the Reese Fiore finished just finished her basketball career at Shore Regional as the fourth leading scorer in Shore Regional history.

Mayor Tvrdik received a call from Jonathan Ryan who informed him that we are down two ambulances and if okay will be borrowing one from Eatontown until the ambulance can get back in service.

Mayor Tvrdik said that the final paving will commence and then striping and lighting and it should be completed by mid April.

Wednesday was eventful with a dolphin that got stuck in low tide by the Marina but unfortunately the dolphin despite efforts to save it. Also there was a meeting with Netflix to discuss them moving forward and they will be looking for an early start when they start demolition and construction. They will be starting at the Main Gate in Eatontown and moving on from there.

Later in the day was a meeting at Monmouth Park to discuss the residential component and they are looking for a PILOT on the affordable units only. Looking at putting 70 affordable units in but no decision has been made.

XI. Public Comments: Mayor Tvrdik opened the meeting to comments from the public. The following persons appeared:

1. Mark Patterson, 40 Itaska Place. He thanked Donna for rectifying the agenda and getting it on the website and Katie for getting back to him with a question he had. He felt the tree ordinance put an undue burden on the residents and stated his various concerns with the ordinance.
2. Gary LaBruno 50 Wyandotte Ave. He reiterated what Mark said about the website. He questions an item on the Bill List \$400 to Port Au Peck Firehouse which the Borough owns, for rental fee. Ms. LaPorta explained that funds come from the County and explained that they move the trucks and clean up. Mr. LaBruno asked why the Borough isn't purchasing a new ambulance since all the ambulances are probably beyond useful life. Lastly he asked about the tree ordinance and what would happen if it was not adopted. He was told that the State would rescind the Stormwater permit. He also asked who determines the health of the tree.

As there was no one else from the public, Mayor Tvrdek closed that portion of the meeting.

- XII. Adjournment:** At 7:59 PM the meeting was adjourned on a motion by Councilwoman Derrin, seconded by Councilman Gallo and approved by Council.

Respectfully submitted,

Stephanie Kramer
DEPUTY BOROUGH CLERK