



BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • WORKSHOP

Clement V. Sommers Municipal Building
910 Oceanport Way, Oceanport, NJ 07757

MAY 1, 2025 at 7:00 PM

1. **Meeting Called to Order:**
2. **Statement of Compliance with Open Public Meetings Act:**
3. **Flag Salute, Statement to the Public:**
4. **Roll Call:**

STATUS	NAME, TITLE	ARRIVED
PRESENT:	Councilman Richard Gallo Councilman Bryan Keeshen Mayor Thomas Tvrdik Councilwoman Patricia Cooper Councilman William Deerin Councilman Michael O'Brien	
ABSENT:		

ALSO PRESENT: Katie Cassidy, Deputy Borough Clerk
Andrew Bayer, Borough Attorney
Donna M. Phelps, Administrator
Catherine D. LaPorta, Chief Financial Officer

5. **Public Comment - Action Items Only:**

RESULT:	ADOPTED (5 TO 0)
MOVER:	Councilman Michael O'Brien
SECONDER:	Councilman Bryan Keeshen
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin
NAYS:	None
ABSTAIN:	None

The Mayor opened the meeting to Public Comment, Actions Items only. Resident Keith Salnick of 60 Shore Road started by asking if he was technically still a council member, to which he was told the seat is vacant and the Resolution will confirm that. Borough Attorney Andy Bayer reminded Salnick that there is an operational law that states that after you miss a certain number of meetings, the seat is deemed vacant. Salnick commented that because he was back and forth to Costa Rica because of family matters, he had dialed in and practically never missed a meeting. He continued to share that

once the bylaws were changed that he couldn't do that anymore. Keith Salnick stated that there is a lawsuit against the Borough for multiple allegations due to certain behaviors. Salnick believes that there was a coordinated effort to effectively not allow him to be involved, from the first day he was elected. He brought up the litigation he currently has against the Borough and how it has contributed to a bad reputation. Keith gave several examples in his opinion, that describe how he was being treated unfairly. They included allegations that have been dismissed due to no evidence. Salnick noted that he would check the bylaws to make sure things were done correctly. He thanked everyone and Mayor Tvrdek asked if there was anyone else for Action Items only. Mike Sikand, 34 Riverside Ave, thanked the council for their work. Being the Democratic Chair, he has never worked so well with Republicans and stated that the town has never felt so inclusive and is being so beautifully run. The Mayor thanked him. There were no more comments.

6. **Action Items:** The Mayor introduced Resolution 2025-147, Deeming the Council Seat Held by Keith Salnick Vacant. He explained that Keith Salnick was elected to the position of an Oceanport Councilman for a term from January 1, 2025, through December 31, 2025. Mayor Tvrdek stated that whereas NJSA 40A: 16-3G provides that the office of a member of the governing body shall be deemed vacant when a member of the governing body fails to attend and participate in any meeting of the governing body for a period of eight consecutive weeks without being excused from attendance by a majority of the members of the governing body at the conclusion of such period. He reminded the Council that Salnick was part of a committee to change the bylaws reflecting this, and it was adopted by them pursuant to Resolution 2024-193. The Mayor stated that the amended bylaws are consistent with state law and read as any governing body member that fails to physically attend and participate in meetings of the governing body for a period of four consecutive meetings without being excused from attendance as set forth in subsection 10A, the seat held by such governing body member shall be deemed vacant pursuant to NJSA 40A-16-3G. The Mayor mentioned that Keith Salnick was present at the January 2, 2025, reorganization meeting but has missed 7 consecutive meetings over the 13 weeks on 1-16-25, 2-6-25, 2-20-25, 3-6-25, 3-20-25, and 4-17-25 and Keith Salnick did not request to be excused. Mayor Tvrdek continued that this is what triggered the statutory requirement of having his office deemed vacant. Motion was initiated by Councilman Deerin and seconded by Councilman Gallo. After the motion was made, Councilwoman Cooper stated that she wanted to make sure the Council understood that Keith Salnick was on a committee with herself and Councilman Deerin to investigate amending the bylaws. She mentioned it was Keith Salnick's suggestion that the number of meetings allowed to be missed were changed from eight to four. Councilwoman Cooper also stated that for the record, Mr. Salnick was also derelict in his committee duties for Water Watch and Environmental to the point where the members asked for a replacement several times. Mayor Tvrdek added that in 2024, there were 22 meetings, 11 were attended live, 5 were missed and 6 were virtual. The Mayor mentioned that Keith Salnick would call in for virtual access, and he was granted it. There was one meeting when he became disruptive over the phone and the Mayor had to hang up the phone. This led to Keith Salnick sending threats about litigation to the Mayor. The Mayor reminded Keith that it was a courtesy to have him join through the cell phone and dial in. Mayor Tvrdek stated that Keith Salnick, over the course of the last two years, has threatened employees and the Borough with lawsuits and commented that he was here again doing the same. He added that Salnick had failed to develop relationships with colleagues on Council and had not held one committee meeting, attend Shore Regional High School Board of Ed meetings, library board meetings and others. The Mayor stated that 60 Shore Rd has become Keith's only concern and that there are bigger threats to the Borough that could cost millions of dollars and that is

Sea Bright's attempt to withdraw from Oceanport and Shore Regional School Systems. He commented on how Keith had not done many things he said he would do within the community and Borough. The Mayor added that Keith Salnick has made no effort to build relationships and that he isolated himself because he hasn't done the work necessary to do the right thing by the people who elected him.

Resolution #2025-147 - Deeming the Council Seat Held by Keith Salnick Vacant:

RESULT:	ADOPTED (5 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Richard Gallo
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin
NAYS:	None
ABSTAIN:	None

7. **Administrator's Report:** Borough Administrator Donna Phelps reported that it was realized late in the day that Ordinance #1109 had already been assigned to the COLA-CAP Ordinance, which was introduced at the April 17th meeting and is scheduled for second reading on May 15th. As a result, the NJ Film Ready Ordinance was renumbered as Ordinance #1110, and a revised agenda and packet were issued to reflect the change. It was also reported that the Borough received a check from the County in the amount of \$189,392.00. This payment represents the Community Development Block Grant funds awarded for improvements to the Old Wharf Parking Lot. Borough Administrator Phelps took a moment to acknowledge that the Monmouth County Commissioners have proclaimed May 4–10 as Professional Municipal Clerks Week. In recognition of this, appreciation was extended to Oceanport's Municipal Clerk team: Kim Jungfer, Stephanie Kramer, and the Borough's newest member, Katie Cassidy. The Administrator highlighted their hard work and dedication, noting that Municipal Clerks are the backbone of local government, performing essential duties such as preparing agendas, resolutions, ordinances, and minutes, managing records and elections, and assisting residents on a daily basis. Katie Cassidy was officially welcomed as Oceanport's new Deputy Borough Clerk. She has been working in a part-time capacity and will begin full-time employment on Monday, just in time for the Borough's Cinco De Mayo celebration. Lastly, Borough Administrator Donna Phelps reminded everyone about the upcoming Oceanport Spring Festival scheduled for Saturday from 1:00 PM to 5:00 PM, along with the Boujee Foodie event happening Saturday and Sunday from 12:30 PM to 7:00 PM. A free trolley will provide service between both events. Festivities will include food trucks, local makers and artisans, live music, local beverages, and family-friendly activities. Additionally, the Bikes & Beers event hosted by Birdsmouth Brewery will culminate in a celebration at the brewery with food trucks, live music, and games. Borough Administrator Phelps noted that "Oceanport is the place to be this weekend."

8. **Clerk's Report:** None.

9. **Consent Agenda:**

RESULT:	ADOPTED (5 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Richard Gallo

AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin
NAYS:	None
ABSTAIN:	None

Mayor Tvrdik asked to take Resolution #2025-145 - Resolution authorizing waiver of the Street Opening Moratorium for 23 Vreeland Place separately. He then asked for a motion on all the remaining. He returned to Resolution #2025-145 - Resolution authorizing waiver of the Street Opening Moratorium for 23 Vreeland Place and shared that the couple were present. He stated that the engineer would like to see a whole-width mill to create seams and that they need to put a gas line in, so they will have to cut the road. When the patch is made, he shared that the engineer would like the couple to be responsible for the next three years if it fails. After discussing the size and location of the patch, Councilman Deerin motioned to approve and Gallo seconded.

Resolution #2025-142 - Payment of Bills:

Bill List 5-1-2025:

Resolution #2025-143 - Authorizing an Extension of Grace Period for 3rd Quarter Taxes:

Resolution #2025-144 - Adopting an Enabling Resolution as Required by DEP Green Acres Program:

Resolution #2025-145 - Authorizing a Street Opening Permit for 23 Vreeland Place Under Moratorium:

RESULT:	ADOPTED (5 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Richard Gallo
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin
NAYS:	None
ABSTAIN:	None

Resolution #2025-146 - Authorizing an Emergency Appropriation:

10. First Reading Ordinance - Establishing the Borough as a Film Ready

Municipality: Councilwoman Cooper called for the introduction of Ordinance #2025-1110 to Establish the Borough as Film Ready. She then asked Administrator Phelps to read the Ordinance by title only. Councilwoman Cooper made a motion to approve the first reading and to hold a public hearing on the proposed at the council meeting on May 15, 2025, and to advertise in accordance with the law. Councilman Keeshen seconded.

Ordinance #1110 - Establishing the Borough as a Film Ready Municipality:

RESULT:	ADOPTED (5 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman Bryan Keeshen

AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin
NAYS:	None
ABSTAIN:	None

11. **Second Reading Ordinance - Amending Chapter 371 "Trees":** Councilwoman Cooper asked Borough Administrator Phelps to read the Ordinance in title only. She explained that this was advertised in the Two River Times on April 24, 2025. Councilwoman Cooper opened the portion of the meeting to the public for comment. There were none. Councilman Gallo motioned to move the Ordinance and Councilman Keeshen seconded. While taking Roll Call, Councilman Deerin explained why he was a no for this motion by explaining in his opinion that this is a Government overreach. Councilman Gallo explained why he first voted no but is now voting yes. He stated that after sitting with the committee and adding a few changes, his vote is now a yes.

Ordinance #1106 - Amending Chapter 371 "Trees":

RESULT:	ADOPTED (4 TO 1)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman Bryan Keeshen
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper
NAYS:	William Deerin
ABSTAIN:	None

12. **Mayor Tvrdik's Report:** Mayor Tvrdik congratulated Dave LaPorta for being recognized as a distinguished alumni of Shore Regional High School. He then explained the process for filling a vacancy where an incumbent nominee of a political party has a specific timeframe to fill the vacancy. He shared how many days they have to fill the position and to nominate. Borough Attorney Andy Bayer said they would wait to hear from the Republican Part. Mayor Tvrdik asked the Clerk's Office to send a copy of the Resolution to them.
13. **Public Comments:** Keith Salnick of 60 Shore Rd commented that he couldn't understand while under litigation that the Mayor would speak in the way he did earlier in the meeting. Mark Patterson of 40 Issac Place commented that he would like to move on to lighter things that matter and stated that the game between the Fireman and the Cops will be on May 23rd at 6pm and wanted to invite everyone to it. He thanked Tim Griffin for helping get his certificates back on track and working with him alongside the Chairman of Public Safety. Roseann Letson of 50 Deer Path Court in Tinton Falls asked about the status of the repainting and freshening up of all the park signs around town. The Mayor responded that they had already started and one of the newest members of DPW was in landscaping and is out there beautifying the Borough. Sean Kloberg of 23 Vreeland thanked the council for approving the moratorium and allowing them to continue and thanked them for all their time and all the work they do. There were no other comments. Councilman O'Brien motioned and Councilman Keeshen seconded.

14. **Adjournment:**

RESULT:	ADOPTED (5 TO 0)
MOVER:	Councilman Bryan Keeshen

SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin
NAYS:	None
ABSTAIN:	None