



BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • REGULAR MEETING

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

JULY 17, 2025 at 7:00 PM

1. **Call 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 Councilman Michael O'Brien Councilwoman Patricia Cooper Councilman William Deerin Councilwomen Kara Manna Mayor Thomas Tvrdik	
ABSENT:		

ALSO PRESENT: Stephanie Kramer, Acting Borough Clerk
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:** Mayor Tvrdik asked if there were any comments on Action Items only. There were none. Councilman Keeshen motioned to close this portion of the meeting and Councilman Deerin seconded.
6. **Administrator's Report:** Borough Administrator Donna Phelps stated she had nothing to report at this meeting.
7. **Clerk's Report:** Acting Clerk Stephanie Kramer stated she had nothing to report at this meeting.
8. **Consent Agenda:** Mayor Tvrdik stated that Resolutions 2025-195 through 2025-216 were before the Council and asked if any member wished to consider any of the resolutions separately. Hearing no such request, Councilwoman Cooper made a motion to approve, and the motion was seconded by Councilman Deerin.

Resolution #2025-195 - Payment of Bills:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

**Resolution #2025-196 - Authorizing Mayor and Administrator to Execute TWA
Applicaitons:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-197 - Authorizing Redemption of Tax Sale Certificate #23-00014:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

**Resolution #2025-198 - Requesting Approval to Amend the 2025 Municipal Budget
for NJ American Water:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

**Resolution #2025-199 - Approving Stephan Molnar Jr. for Oceanport First Aid
Membership:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin

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

Resolution #2025-200 - Approving Michael McGhee for Fire Department Member:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-201 - Authorizing In Rem Tax Foreclosure of Block 117 Lot 49 Gold Street:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-202 - Authorizing the Purchase & Renewal of the Borough's Spatial Data Logic Software:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-203 - Authorizing a Salary Increase for Gianna Tafuri as per the Employment Agreement:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-204 - Authorizing Veteran Jamie Leslie Tax Exemption:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-205 - Authorizing an MOU with FMERA for Engineering Services - JCP&L Electrical Substation

:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-206 - Amending 2025 Budget for FMERA MOU Replace Army Electrical Grid

:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-207 - Awarding Contract to Colliers Replacement of Electrical Grid - FMERA

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RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-208 - Authorizing the Ratification Award of an Emergency Contract for Sink Hole Repair and Pipe Replacement on Seneca

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RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-209 - Authorizing an Increase in the Bid Threshold

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RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-210 - Authorizing Change Order #2 Final 2023 Road Program Meco Inc.:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-211 - Approving 1st Aid Squad Member Thomas Viscuso

:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-212 - Approving 1st Aid Squad Member Cassandra Cabrera:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin

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

**Resolution #2025-213 - Authorizing Redemption of Tax Sale Certificate 24-00003
Block 44 Lot 8:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

**Resolution #2025-214 - Authorizing Participation in the 1033 LESA Program for 2025
:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-215 - Authorizing 1st Aid Squad Member Marco Molino:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-216 - Authorizing Preliminary Investigation of HABcore and Lunch Break Projects:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

9. First Reading Ordinances:

Mayor Tvrdik announced Ordinance No. 1112, Approving an Easement Agreement with JCP&L and Verizon. Councilwoman Cooper introduced the Ordinance, authorizing the Borough to enter into an easement agreement. Acting Clerk Stephanie Kramer read the Ordinance by title only.

Acting Clerk Kramer stated: Ordinance Authorizing an Easement Agreement with Jersey Central Power and Light Company and Verizon of New Jersey Inc. for electric, CATV, and communication purposes.

Councilwoman Cooper made a motion to approve the Ordinance on first reading and to schedule a public hearing on the proposed Ordinance at the Council meeting on August 21, 2025, with notice to be published in accordance with the law. Councilman Keeshen seconded the motion.

Ordinance #1112 Approving Easement Agreement with JCP&L and Verizon:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman Bryan Keeshen
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

10. Minutes:

01-02-2025 Reorganization Minutes:

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

04-03-2025 Mayor and Council Workshop Meeting Minutes:

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

11. Second Reading Ordinances :

NONE:

12. Council Standing Committee Reports:

Councilman Deerin - Parks & Recreation: Councilman Deerin shared that the recent "Music in the Park" event was a great success and once again praised the efforts of Kelle Borough. He reminded everyone that the next concert would take place on August 14, featuring the band Living Proof. He announced that the next Movie Night is scheduled for August 20th and will feature the film Elf. Councilman Deerin reported that planning is underway for the Summer's End celebration and that the Borough is currently seeking sponsors. He noted that fireworks costs have significantly increased and that additional information will be provided soon. He extended his thanks to the Police Department, Fire Department, and First Aid Squad for their support of the Borough's Summer Camp program, noting that the children had a very enjoyable experience. Councilman Deerin also reported that Gatta Park is already 90% booked for the upcoming spring season. He raised continued concerns regarding e-bike safety and encouraged parents to speak with their children about proper use. He also cautioned residents about the recent severe weather and emphasized the importance of clearing the fields immediately when storms approach. Lastly, he reported that all the courts have been completed and are looking good.

Councilman Gallo - Public Works & Engineering:

Councilman Gallo reported that the 2024 Road Program is scheduled to begin within the next month. He announced the list of streets where work will take place, including the major project involving the sidewalk along Port Au Peck Avenue.

Mayor Trvdik noted that the first easement agreement has been signed and that he has a meeting scheduled next week with the owner of the vacant land.

Councilman Keeshen - Public Safety :

Councilman Keeshen extended his thanks and congratulations to the newly appointed members of the fire department and first aid squad for volunteering and stepping up. He also expressed appreciation to Chief Grimes, Officer Chuck, and all personnel who participated in the Junior Police Academy, acknowledging their efforts and involvement.

He reminded all residents to ensure they are signed up for CodeRED emergency notifications, especially given the recent severe weather conditions.

Councilman O'Brien - Finance & Administration: Councilman O'Brien reported that there was not much activity in the Finance Department at this time, as the budget has already been adopted. He congratulated Acting Clerk Kramer, as well as the newly appointed First Aid and Fire Department members. He also noted that he has certified the tax rate and confirmed that all tax bills have been mailed out.

Councilwoman Manna:

Councilwoman Manna shared that it has been exciting to be a part of the Water Watch and Environmental Committee and to see the enthusiasm of the volunteers engaged in efforts to improve Oceanport's waterways and environmental initiatives throughout the town. She congratulated Stephanie on her appointment as Acting Clerk and extended her thanks to the Board of Education for their continued collaboration.

She noted that Water Watch recently received a new thermometer for water testing. However, the lab misplaced the latest test results, and the committee is actively exploring alternative options, including potential partnerships with neighboring towns. Councilwoman Manna also mentioned learning about the role oysters play in improving water quality.

Additionally, she spoke about the Oceanport Green Team and efforts to involve members of the community in the Sustainable Jersey program. She concluded by sharing updates from the School Board and its various departments and involvement these past two weeks.

Councilwoman Cooper - Planning & Development :

Councilwoman Cooper shared that the Water Watch and Environmental Committee is thrilled to now have a liaison. She thanked Jeanne Smith for her many years of dedicated service and congratulated Stephanie Kramer on her appointment as Acting Clerk. She also expressed appreciation to Kelle Burrough for organizing a successful Music in the Park event, and extended thanks to the Department of Public Works and Chief Grimes for their support during the event.

She provided an update on the Riverwalk project, noting several changes. Alison Hall, which was originally planned as office space, will now be a hotel—downsized from 100 rooms to 50. The retail space will be converted into a restaurant, and there will be some updates to signage as well.

Councilwoman Cooper also mentioned that Netflix has made some positive revisions to their plans. The original mill building will now be split into two separate structures, resulting in smaller overall building sizes.

Lastly, she announced that the tree ordinance application is now available online and reminded everyone that this requirement comes from a state mandate.

13. **Mayor Tvrdik's Report:** Mayor Tvrdik shared that summer is quickly coming to an end and encouraged everyone to make the most of the next six weeks by spending quality time with family and loved ones. He wished everyone a safe and happy remainder of the summer and reminded drivers to stay slow down and drive safely.

14. **Public Comments:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Michael O'Brien
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Mayor Tvrdik invited the public to come up and add anything. There was no one. Councilman Deerin then made a motion to close this portion of the meeting, which was seconded by Councilman O'Brien.

15. Adjournment:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilman Bryan Keeshen
SECONDER:	Councilwoman Patricia Cooper
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Respectfully submitted,

Stephanie Kramer
DEPUTY BOROUGH CLERK