



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • DECEMBER 5, 2024

Workshop

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 7:15 PM due to technological difficulties.
- 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 5, 2024 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
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Present
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

- V. **Public Comment on Action Items:** Mayor Tvrdik opened the meeting for public comments on Action Items only, hearing none, that portion of the meeting was closed.

VI. **Action Items Taken as Consent Agenda:**

- #2024-285 Resolution setting the date for the 2025 Reorganization Meeting
- #2024-286 Resolution authorizing payment of BILL LIST 12-05-2024
- #2024-287 Resolution authorizing Tax Sale Redemption #23-00013
- #2024-288 Resolution authorizing Tax Sale Redemption #21-00004
- #2024-289 Resolution authorizing Tax Sale Redemption #24-00010
- #2024-290 Resolution authorizing Tax Sale Redemption #24-00005
- #2024-291 Resolution amending the 2024 Meeting Schedule
- #2024-292 Resolution confirming Mayor's appointment of Electrical Subcode Michael Horton
- #2024-293 Resolution appointment of Malik Q. Jenkins as Patrolman I (corrected)
- #2024-294 Resolution authorizing an Interlocal Agreement with OPBOE for Class III SLEOs
- #2024-295 Resolution authorizing an agreement with Shore BOE for Student Transportation 2024-2025
- #2024-296 Resolution authorizing purchase of fire dept equipment through State Contract
- #2024-297 Resolution authorizing agreement with Eatontown for Brush Compost 2025-2026
- #2024-298 Resolution authorizing an exception of Chapter 267 "Noise" for Trinity Park Project
- #2024-299 Resolution authorizing contract for fertilization services
- #2024-300 Resolution accepting resignation of Thomas Pullaro
- #2024-302 Resolution authorizing competitive contracting for 2025 services
- #2024-303 Resolution authoring shared service for purchase of vehicles from Borough of Rumson
- #2024-304 Resolution authorizing a Shared Service for financial and tax collector services to Monmouth Beach
- #2024-305 Resolution authorizing 2024 budget appropriation transfers

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

VII. Action Items Taken Separate:

#2024-301 Resolution concerning Fort Monmouth Reuse Plan Amendment #21: Mayor Tvrdek summarized the plan amendment, recommendation by the Planning Board. Zoning/Construction will be monitoring the types of uses and parking demands for same. The developer sought to extend liquor license across the site but some of the buildings were not permitted for that use under the FMERA Reuse Plan. There was discussion on how the liquor license could be used across the site amongst different subleases.

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

VIII. FIRST READING ORDINANCES:

#1104 An Ordinance Setting Salary Ranges for Various Positions

Councilwoman Cooper called for the introduction of "***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 AND LAST REVISED AND APPROVED ON APRIL 19, 2024***" 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 December 17, 2024 and to advertise same in accordance with the law, which was seconded by Councilman Keeshen.

RESULT:	APPROVED OF FIRST READING [UNANIMOUS]	Next: 12/17/2024 7:00 PM
MOVER:	Patty Cooper, Councilwoman	
SECONDER:	William Deerin, Councilman	
AYES:	Deerin, Gallo, Keeshen, O'Brien, Cooper	
ABSENT:	Salnick	

IX. PUBLIC HEARING & SECOND READING ORDINANCES:

#1103 Ordinance requiring lead-based paint inspections for rental dwelling

Councilwoman Cooper called for the 2nd reading and Public Hearing of an ordinance requiring inspections for lead free certification and fee and asked the Clerk to read the affidavit of publication of the proposed ordinance by title only "***AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY REQUIRING LEAD-BASED PAINT INSPECTIONS FOR LEAD-FREE CERTIFICATION AND FEE AS PART OF THE RENTAL CERTIFICATE APPLICATION PROCESS***" was published one time in the Two River Times on November 14, 2024.

PUBLIC HEARING: Mayor Tvrdek opened the meeting for public comment for this ordinance. As no one from the public presented to be heard, the public hearing was closed on a motion by Councilman Deerin and seconded by Councilman Gallo.

Councilwoman Cooper motioned to adopt the ordinance and advertise in accordance with law, seconded by Councilman O'Brien.

SULT:	ADOPTED [UNANIMOUS]
MOVER:	Patty Cooper, Councilwoman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Cooper
ABSENT:	Salnick

X. Administrator's Report:

1. Discussion: Membership in the Cranford Police Co-operative Pricing System - Ms. Phelps discussed the opportunity for the Police Department to participate in the Cranford Police Cooperative Pricing system which would provide them with an additional avenue to get the best pricing on vehicles and potentially faster. It will not require any membership cost to the Borough and with no objections would be added to the next meeting for action.
2. Status of Sports Wagering Revenue - Ms. Phelps reported that she had submitted the application to the State to obtain the Borough's available share of sports wagering funds in the amount of \$197,316.
3. American Rescue Act Funding - Ms. Phelps reported that close out of the grant funding was due by January 31, 2025; all funds had been spent or obligated. First round was used for tidal check valve project. Remaining funds were used to purchase ambulances from Little Silver and Rumson for the First Aid Squad, a chest compression system for First Aid, a portion of the new fire truck including hosing, trailer for OEM and new light towers for Maria Gatta Park.

XI. Mayor's Report: Mayor Tvrdik commented on the resignation of Thomas Pullaro and expressed thanks for his 25 years of service to the police department and summarized his years of service. He will be greatly missed.

Mayor Tvrdik congratulated Aviana Cameron on her 2nd place for the Photo Contest held by the Monmouth County Clerk Archives.

Mayor Tvrdik reported that Netflix received its first approval for Phase I from the Planning Board after 2 meetings, complimented the Board members and their diligent attention to the application; professionals; and the Applicant's attention to the public's concerns and questions. He further reported on continued progress with plans to demolish vacant buildings.

He along with Councilmen Keeshen and O'Brien met with representatives for the Monmouth Park development project; some changes to the plan; stressed the importance of the egress and ingress along with safety concerns. Plans are to break ground on the housing portion of the project following the 2025 Haskell Invitational. There are also discussions with the sports groups regarding other uses for the project.

Mayor Tvrdik recognized Councilman Deerin, the Recreation Committee and Rec Coordinator Kelle Burrough on a very successful event for the Holiday Extravaganza which had nearly 1000 visitors during the 4hr period. Plans for next year are already underway. He also recognized sponsors the Butcher Block, Mike Abboud and his team from Tetherview for all their efforts and support and Ms. Phelps for her role with the pipes and drum along with resident Sean Burrough.

XII. Public Comment: Mayor Tvrdik opened the meeting to comments from the public, there being none, that portion of the meeting was closed.**XIII. Adjournment:** As there was no further business, the meeting was adjourned at 7:37 PM on a motion by Councilwoman Cooper and second by Councilman Gallo with all in favor.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK