



BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • WORKSHOP

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

OCTOBER 2, 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 Bryan Keeshen	
	Councilman Michael O'Brien	7:04pm
	Councilwoman Patricia Cooper	
	Councilman William Deerin	
	Councilwomen Kara Manna	
	Mayor Thomas Tvrdik	
ABSENT:	Councilman Richard Gallo	

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 opened the meeting for public comment on action items only. No public comments were made. Councilwoman Cooper moved to close the public comment portion of the meeting, and Councilwoman Manna seconded the motion.
6. **Action Items-Consent Agenda:**

Councilman Keeshen requested that Resolution #2025-264 be considered separately. Mayor Tvrdik asked for a motion to move the remaining action items, excluding Resolution #2025-264. Councilman Deerin made the motion, and Councilman Keeshen seconded.

Mayor Tvrdik then introduced Resolution #2025-264. Councilwoman Cooper moved to approve the resolution, and Councilman Deerin seconded. Councilman Keeshen abstained from the vote.

Resolution #2025-258 - Payment of Bills:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-259 - Approving Katelyn Biernacki for Oceanport First Aid Membership:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-260 - Issuing a New Liquor License for Parker's Creek LLC:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-261 - Authorizing an MOU between FMERA and the Borough of Oceanport-Nicodemus Ave Roadway Project:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-262 - Resolution Requesting Approval for Amending the 2025 Municipal Budget For Nicodemus North MOU for Realignment:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-263 - Awarding A Contract To Colliers For FMERA-Nicodemus

Avenue Roadway Construction And Realignment Project:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-264 - Awarding a Contract for Electrical Improvements-400 Area Parallel Build to Beach Electrical Company Inc.:

RESULT:	ADOPTED (3 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	Bryan Keeshen

Resolution #2025-265 - Awarding a Contract for Portable Toilet Rental and Related Sanitation Services Between Zuidema Portable Toilets:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-266 - Appointing Mark McNamara as Part Time Laborer for the Public Works Dept:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-267 - Awarding a Contract for Goods and Services Between Home Depot and the Borough of Oceanport:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-268 - Authorizing Change Order #1-Final - Contract For Old Wharf House Parking Lot Expansion With Meco, Inc.:

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-269 - Awarding a Contract to P.L. Custom Body and Equipment Co. Inc. for Emergency Vehicle Manufacturing and Services :

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilman William Deerin
SECONDER:	Councilman Bryan Keeshen
AYES:	Bryan Keeshen, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

7. Administrator's Report:

Borough Administrator Donna Phelps announced that the Borough received a Grant Award for Improvements to Blackberry Bay Park in the amount of \$280,770. She noted that this marks the third consecutive year the County has awarded Oceanport an Open Space Grant.

BA Phelps also reported that CFO Katie LaPorta has been working on the Best Practices questionnaire. The Borough currently scores 37 out of 43 possible points, with only 30 points required for compliance, indicating the Borough is in good standing. She added that the answers to the questionnaire will be included in the agenda packet for the next meeting.

This concluded Borough Administrator Phelps' report.

8. Clerk's Report: Acting Clerk Stephanie Kramer stated that she had no new report for tonight's meeting.

9. New Business: Mayor Tvrdik introduced new business items to be addressed at the next meeting, including a cooperative pricing agreement with Monmouth Ocean Educational Services and the adoption of job descriptions. He invited questions from the Council, but none were raised.

Resolution - Authorizing a Cooperative Pricing Agreement With The Monmouth-Ocean Educational Services Commission:

Resolution - Adopting Job Descriptions for Borough Employees :

10. Second Reading Ordinances : Councilwoman Cooper requested that Acting Clerk Stephanie

Kramer read the affidavits and ordinances by title only.

Ordinance #1115 - Amending UCC Fees :

RESULT:	ADOPTED (4 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman William Deerin
AYES:	Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Acting Clerk Stephanie Kramer read the affidavit of publication, confirming that notice was published in the Two River Times on September 25, 2025 in accordance with the law. She then read the ordinance by title: *"An Ordinance of the Borough of Oceanport, County of Monmouth, State of New Jersey Amending Chapter 170, Uniform Construction Codes, Section 170-3, Fees."*

The meeting was opened for public comment on the ordinance; no comments were received. Councilman Keeshen motioned to close the public comment portion, and Councilman O'Brien seconded. The motion carried. Councilwoman Cooper motioned to adopt this Ordinance and advertise in accordance with law and Councilman Deerin seconded.

Ordinance #1116 - Adopting Redevelopment Plan for the Mega Parcel:

RESULT:	ADOPTED (3 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilwomen Kara Manna
AYES:	Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Acting Clerk Stephanie Kramer read the affidavit of publication, confirming that notice was published in the Two River Times on September 25, 2025, in accordance with the law. She then read the ordinance by title: *"An Ordinance Adopting a Redevelopment Plan for the Mega Parcel located in the Borough of Oceanport within the Former Fort Monmouth Pursuant to the Local Redevelopment and Housing Law."* The meeting was opened for public comment; there were none. Councilwoman Manna motioned to close the public comment portion, and Councilman Deerin seconded the motion. Councilwoman Cooper then moved to adopt the Ordinance and to advertise in accordance with the law. Councilwoman Manna seconded the motion.

- 11. Mayor Tvrdik's Report:** Mayor Tvrdik thanked the recreation committee for their hard work in organizing the Summer's End Festival and expressed his anticipation for the upcoming Holiday Extravaganza. He announced that the Netflix Planning Board meeting, originally scheduled for

October 14th, has been postponed to October 28th for the final approval of the 400 area. The Mayor received a request from Wickberg Marine Contracting to leave their equipment for a dredging project they are doing at Seawaneka Ave. He stated that the start date for the project would be approximately mid-October, with a work duration of about ten days, after which the team will return in January to demobilize. The Mayor described the equipment, work hours, and specific locations involved in the project. The Council raised concerns about potential noise and the impact on residents living closest to the dredging site, concluding that there was already too much activity occurring at Blackberry Bay. The Mayor and Council discussed alternative locations for the work, and Mayor Tvrdik decided he would instruct the company to explore other areas down the river while he gathers more information. He stated that he would provide an update at the next meeting. Mayor Tvrdik also announced plans for a town hall meeting with the sewer company and residents, which is being organized by Dennis Galvin.

12. **Public Comments:** Roseanne Letson of 50 Deer Path Court, Tinton Falls, announced the time and date of the Historical Committee's celebration of the nation's 250th birthday. She described the planned events, introduced the various speakers who will participate, and mentioned that merchandise will be available for sale. Letson also shared details about another upcoming presentation titled "Helter Skelter," which will take place at the Old Wharf House, providing an overview of the program and its highlights. Mayor Tvrdik then discussed the recent accident at the intersection of Port Au Peck and Monmouth Boulevard, noting that the traffic lights there had been problematic for years. At the request of Chief Grimes, the Mayor reached out to Monmouth County officials to explore adjusting the signal timing, adding a delay, and possibly reducing the speed limit in the area. The County has ordered a traffic study, which will be completed as soon as possible. The Mayor also mentioned that an update on lowering the speed limit along Port Au Peck has been given to Collier's Engineering. With no further comments, Councilman Deerin made a motion to close the meeting, which was seconded by Councilman O'Brien.

13. **Adjourn to Executive Session:**

Resolution #2025-270 - Authorizing an Executive Session, October 2, 2025 - Matters Relating to the Employment Relationship: Mayor Tvrdik announced that they will not be having an Executive Session at this meeting.

14. **Return from Executive Session:**

15. **Adjournment:**

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

Respectfully submitted,

Stephanie Kramer
ACTING BOROUGH CLERK