



BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • REGULAR MEETING

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

OCTOBER 16, 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	7:05pm
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. **Proclamation- Halloween Curfew 2025:**

Proclamation- Halloween Curfew : Mayor Tvrdik announced that the Halloween curfew will be changed to 9pm.

6. **PUBLIC COMMENT - Action Items Only:** The meeting was opened to the public for comments on action items only; however, no comments were made. Councilwoman Cooper motioned to close this portion of the meeting, and Councilwoman Manna seconded the motion.
7. **Administrator's Report:** Borough Administrator Donna Phelps stated that she is continuing discussions with Andrew Polo, the Business Administrator of Shore Regional, regarding transportation costs. She explained that she informed him the Borough had not budgeted for an additional \$15,000 increase. Mr. Polo indicated that the transportation director would update the student lists, after which the new formula would be applied to calculate costs in a way that is more

manageable for both parties. Administrator Phelps also reported that the Borough received a 100% rating on the review of construction certificates, flood certificates, and elevation certificates.

Discussion: Best Practices Survey and Shore Regional Transportation Costs:

Borough Administrator Donna Phelps reported that the best practices survey and the Shore Regional transportation costs have been completed and included in the Council's packets. She noted that she and Katie LaPorta worked on the survey together. Oceanport received a total of 39 out of 43 points, placing the borough in good standing.

8. **Clerk's Report:** Acting Clerk Stephanie Kramer reminded everyone that the General Election will be held on Tuesday, November 4, 2025, with polls open from 6:00 a.m. to 8:00 p.m. She noted that early voting will take place from October 25, 2025, through November 2, 2025, and reported that the Clerk's Office is currently finalizing election preparations. Acting Clerk Kramer also announced that the Planning Board meeting regarding the Netflix application will be rescheduled to November 12 at 7:00 p.m.

9. **Consent Agenda:**

Mayor Tvrdik asked if anyone wished to address any resolutions separately or had any questions. Councilman Keeshen requested to take Resolution #2025-276 separately. Councilman Deerin asked for clarification on Resolution #2025-271, concerning land development for the Boathouse. Borough Administrator Phelps explained that the resolution pertains to architectural services for the Boathouse project. She stated that she met with the architect and discussed the project with representatives from Monmouth University and CBA, who will reimburse the Borough for the costs, noting that this resolution is to initiate the process. Councilman Deerin asked if the project site was the former pool house location, and Administrator Phelps confirmed that it was. Mayor Tvrdik requested a motion to approve the Consent Agenda, excluding Resolution #2025-276. Councilman O'Brien made the motion, and Councilman Deerin seconded.

Resolution #2025-270 - Payment of Bills:

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

Resolution #2025-271 - Awarding a Contract for Land Development Consulting Services - Boat House:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilman Michael O'Brien
SECONDER:	Councilman William Deerin
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper,

	William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-272 - Adopting Job Descriptions for Borough Employees:

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

Resolution #2025-273 - Authorizing a Cooperative Pricing Agreement With The Monmouth-Ocean Educational Services Commission:

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

Resolution #2025-274 - Resolution Requesting Waiver of 390-19(F) - 92 Main Street:

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

Resolution #2025-275 - Authorizing an Application to the State of NJ Dept of Treasury for Funding of Gatta Community Park Improvements:

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

Resolution #2025-276 - Awarding Contract to Fiore Paving for 2025 Road Program:

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

Resolution #2025-277 - Appointing Joseph Teresi as Class II Special Law Enforcement Officer:

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

10. Minutes:

Mayor & Council Workshop Meeting Minutes 6-5-25:

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

Mayor & Council Workshop Meeting Minutes 7-17-25:

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

Mayor & Council Regular Meeting Minutes 7-17-25:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilman Bryan Keeshen
SECONDER:	Councilman Richard Gallo
AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna

NAYS:	None
ABSTAIN:	None

Mayor & Council Workshop Meeting Minutes 8-21-25:

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

Mayor & Council Regular Meeting Minutes 8-21-25:

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

Mayor & Council Workshop Meeting Minutes 9-4-25:

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

Mayor & Council Regular Meeting Minutes 9-18-25:

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

11. Council Standing Committee Reports:

Councilman Deerin - Parks & Recreation : Councilman Deerin announced that the Trunk or Treat event is scheduled for October 25th. He noted that applications are still being accepted for the Halloween Decorating Contest. Councilman Deerin commended the Department of Public Works for their excellent work in maintaining the parks. He also provided information regarding the upcoming Veterans Day observance and the Holiday Extravaganza, stating that interested vendors should contact Kelle Borrough for

participation details.

Councilman Gallo - Public Works & Engineering : Councilman Gallo provided an update on the 2024 Road Program, noting that the paving has been completed. He stated that the 2025 Road Program is being awarded this evening and that he will provide further details at the next meeting.

Councilman Keeshen - Public Safety: Councilman Keeshen thanked everyone for their efforts during the recent storm over the weekend and on Monday. He explained that the Fire Service is exploring opportunities to collaborate with neighboring towns to share resources, manpower, and address current challenges. He expressed his appreciation to all involved for their time and dedication.

Councilman O'Brien - Finance & Administration :

Councilman O'Brien reported that several residents have approached him with concerns about the growing deer population in town. He explained that the white-tailed deer are being displaced from Fort Monmouth, where their population was previously unchecked, resulting in an overflow into Eatontown. He noted the lack of natural predators, the diseases deer can carry, and the risks they pose to public safety. Councilman O'Brien discussed the financial impact of deer-related vehicle accidents, stating that the average property damage claim is approximately \$4,000, and claims involving personal injuries average around \$59,000. He shared that his research found deer control efforts to be costly and often ineffective. He also explained the resolution passed this evening regarding sports wagering revenue, which is expected to bring approximately \$154,000 to the Borough. He noted that the funds earn interest since they are not immediately accessible and outlined how similar funds have been used in the past. Additionally, he reported that there is \$200,000 in unused funds that must be allocated to a future project, all of which will be used for town improvements. Mayor Tvrdik added that neighboring towns have met to discuss the deer issue, but no immediate solutions have been identified.

Councilwoman Manna - Health & Human Services :

Councilwoman Manna reported that the Water Watch Committee continues to conduct water sampling and testing throughout Oceanport, with results remaining consistent. She noted that the committee is exploring options to digitize existing paper records and is seeking assistance with that process. Councilwoman Manna also discussed the acquisition of new testing equipment necessary for ongoing water sample analysis. She reported that the Oceanport School District recently presented student achievement data from last spring's assessments, showing that every grade and subject area scored above the state average. Additionally, Councilwoman Manna noted that the New Jersey Supreme Court is scheduled to meet on October 21st regarding the Sea Bright regionalization dispute. She concluded her report by announcing upcoming community events, including the Fall Festival, and shared information about the Family Addiction Network, which offers a safe meeting space for families and friends affected by addiction, along with details on meeting times and hours.

Councilwoman Cooper - Planning & Development :

Councilwoman Cooper noted that the Netflix meeting scheduled for November 12th falls on a Wednesday. She encouraged everyone to support the new businesses located on Riverwalk. Councilwoman Cooper announced that the First Aid Squad will be hosting Bingo on Saturday, October 18th. She also mentioned that the Water Watch Committee is seeking assistance with scanning and digitizing their documents.

12. Mayor Tvrdik's Report:

Mayor Tvrdik reported that emergency services, in coordination with the Department of Public Works under the leadership of Donna Phelps, were fully prepared for the recent storm and that he was pleased to note the minimal damage sustained.

He mentioned the Mayor's Ball and congratulated the Shore Regional baseball team on their recent win. Mayor Tvrdik also shared that RWJ Nursing School held its ribbon-cutting ceremony, which he and Administrator Phelps attended and toured the new facility.

The Mayor attended the 9th Commissioners Meeting in Monmouth County to accept and support a park grant totaling approximately \$280,000 for improvements at Blackberry Bay Park. He outlined the features and upgrades that will be included in the project. Mayor Tvrdik explained that the resolution approving the Boathouse will enhance safety for the CBA and Monmouth rowing teams. He announced that the Oceanport 250th Celebration Kickoff will begin next week with a pie contest titled *Slice of History*, with the winning recipe to be featured in the upcoming Oceanport Cookbook. Mayor Tvrdik provided an update on Netflix, stating that the company has submitted paperwork for the demolition of 12 buildings and will be delivering their payment the following day. The Netflix meeting was rescheduled to November 12th due to ongoing work with FMERA. A special meeting will be held on November 18th to approve the related resolution, which is a key component for Netflix's closing date of December 5th. He concluded by thanking everyone involved with installing the new flag at Maria Gatta Park.

13. Public Comments:

Roseanne Letson, 50 Deer Path Court, Tinton Falls, reported that around 24 people attended the Historical Committee's recent speaker event. She noted that the speaker's fee may make it difficult to invite him back in the future, as he is affiliated with PBS. Ms. Letson stated that Archives and History Day was a success, with both Tom Arnone and Christine Hanlon in attendance visiting their table. She described the activities and highlights of the event and noted that Mr. Arnone commended Oceanport, stating it is performing the best in the County and is neck to neck with Rumson. Ms. Letson announced that the "Dead History" speaker will be returning to present a Halloween-themed speech at the Old Wharf House on Thursday, October 30th at 7:00 p.m. Mayor Tvrdik announced that the Veterans Day ceremony speaker will be Samuel Shaw, retired U.S. Army First Sergeant, who served for 22 years. Chairman Whitson shared historical context about Monmouth County, noting that loyalists and patriots fought in the area. He explained that in 1908, Oceanport was part of Eatontown

and later became a separate municipality around 1920. He also recounted a historical account of a soldier found in an Oceanport residence attempting to gather information on the Patriots, who was later executed in Freehold. Second Assistant Fire Chief Ken Carroll thanked Mayor Tvrdik and all involved for their efforts in storm preparation and for the assistance with the trailer and truck. Mayor Tvrdik then requested a motion to close the public comment portion of the meeting. Councilman O'Brien made the motion, and Councilman Keeshen seconded.

14. Adjourn to Executive Session:

Resolution #2025-278 - Authorizing an Executive Session, October 16, 2025 - Matters Relating to the Employment Relationship:

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

15. Return from Executive Session:

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

16. Adjournment:

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

Respectfully submitted,

Stephanie Kramer
ACTING BOROUGH CLERK