



BOROUGH OF OCEANPORT MAYOR & COUNCIL

REGULAR MEETING • AGENDA

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

DECEMBER 4, 2025 at 7:00 PM

1. **Call to Order**
2. **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, 2025 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.
3. **Flag Salute, Statement to the Public:** Often times it may appear that the Mayor & Council take action with very little comment and in many cases by unanimous vote. Many items are of routine business that are placed on a Consent Agenda as they do not require additional discussion. Items not of a routine nature are first listed for discussion at a Workshop meeting prior to being listed for action at a Regular Meeting. Where appropriate, items are referred to a Council Committee for further study and investigation before being returned with a recommendation for the full Council to consider. The members of the Borough Council work via committees along with the Mayor, Borough Clerk and Administration to assure that the members fully understand the matter. There are occasions where matters are presented to the Mayor & Council for discussion and action at the same meeting when of a timely nature.
4. **Roll Call**
5. **PUBLIC COMMENT - Action Items Only:** At this time, comments are invited on action items only. Upon being recognized by the Mayor, anyone wishing to address the Governing Body, please state your name and address. No member of the public may address or question individual Governing Body members or administration. Although public participation is welcomed and encouraged, the governing body may, through the Mayor or presiding officer, terminate remarks to and/or by any individual not keeping with the conduct of a proper and efficient meeting. The Borough bears no responsibility for comments made by members of the public. In order to permit the fair and orderly expression of public comment, questions from the public will be responded to, if feasible, after the public comment portion of the meeting is closed.
6. **Administrator's Report**
7. **Clerk's Report**
8. **First Reading Ordinances**
9. **Second Reading & Public Hearing Ordinances**
 - Ordinance #1117 - Approving Application for a Long Term Tax Exemption and Authorizing the Execution of a Financial Agreement with Netflix**
10. **Action Items**
 - Resolution #2025-299 - Accepting Resignation and Retirement of Michael Chenoweth**
 - Resolution #2025-300 - Appointing Patrolman Malik Jenkins**
 - Resolution #2025-314 - Appointing Christian J. Archinaco as Patrolman I**

Resolution #2025-316 - Authorizing a Contract with Shore BOE for Student Transportation 2025-2026

Resolution #2025-318 - Authorizing the Mayor to Execute an Agreement with the PBA

Resolution #2025-319 - Amending Personnel Policies and Personal Manual

Resolution #2025-320 - Amending the Salary Resolution

Resolution #2025-321 - Re-Appointing Django Wieggers as Acting Construction Official

Resolution #2025-322 - Authorizing a Salary Increase for Gianna Tafuri as per Employment Agreement

Resolution #2025-324 - Authorizing an Exception of Chapter 267 _Noise_ for the Riverside Avenue Project

Resolution #2025-328 - Approving Escrow Funding Agreement with Netflix

Resolution #2025-329 - Approving Developer's Agreement with Netflix

Resolution #2025-330 - Approving Community Benefits Agreement with Netflix and NJEDA

Resolution#2025-331 - Approving Noise Exception (Netflix)

11. **Consent Agenda:** All items listed under Consent Agenda, are considered routine by the Borough Council and will be enacted by one motion in the form listed below. There will not be separate discussion of these items.. If discussion is desired, that item will be removed from the Consent Agenda by request of the Council member and considered separately. There will be one motion for all items listed.

Resolution#2025-298 - Payment of Bills

Resolution #2025-301 - Approving Hunter Metzler for Fire Department Member

Resolution #2025-302 - Approving Sebastian Chenery for Fire Department Member

Resolution #2025-303 - Renewing Shared Service with Monmouth Beach for Use of Vehicle by Fire Official

Resolution #2025-304 - Awarding a Contract for Abandoned Hydrant Removal to T.R. Weniger Inc.

Resolution #2025-305 - Awarding a Contract to Aspirant for Consulting Services for the Oceanport Police Department

Resolution #2025-306 - Renewing SCAT Agreement with Monmouth County for 2026

Resolution #2025-307 - Authorizing an Agreement with OPBOE for School Resource Officer

Resolution #2025-308 - Authorizing an Interlocal Agreement with OPBOE for Class III SLEOs

Resolution #2025-309 - Resolution to amend 2025 Budget for BOE SLEO III Shared Service

Resolution #2025-310 - Tax Sale Certificate 09-00009

Resolution #2025-311 - Overpayment Refund for 79 Driftwood Circle

Resolution #2025-312 - Authorizing Competitive Contracting for 2026 Services

Resolution #2025-313 - Setting the Date for the 2026 Reorganization Meeting

Resolution #2025-315 - Awarding a Contract to Fiore Paving for Crack Filling and Pot Hole Repair

Resolution #2025-317 - Authorizing Shared Service Agreement with Monmouth Beach for the Provision of Financial and Tax Collector Services

Resolution #2025-323 - Awarding a Contract to Fire Security Technologies Inc. for Fire Security Services

Resolution #2025-325 - Awarding Contract to Home Depot for 2025 Goods and Services

Resolution #2025-326 - Authorizing the Purchase of Equipment Through East Coast Emergency Lighting

Resolution #2025-327 - Authorizing 2025 Budget Appropriation Transfer 12-4-2025

Resolution #2025-332 - Authorizing a Non-Fair & Open Contract to Jobs For Blue For Off Duty Police Billing and Collection Systems

12. Council Standing Committee Reports

Councilman Deerin - Parks and Recreation

Councilman Gallo - Public Works & Engineering

Councilman Keeshen - Public Safety

Councilman O'Brien - Finance and Administration

Councilwoman Manna - Health and Human Services

Councilwoman Cooper - Planning and Development

13. Mayor Tvrdik's Report

14. Public Comments

15. Adjournment

ORDINANCE #1117

ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, NEW JERSEY APPROVING APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH NETFLIX OCEANPORT URBAN RENEWAL, LLC

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as amended and supplemented, the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on July 26, 2023 and August 17, 2023, respectively, the Borough of Eatontown (“**Eatontown**”) and the Borough of Oceanport (the “**Borough**”), adopted Ordinance 19-2023 and Ordinance #1078, respectively, amending the municipal boundary between the Borough and Eatontown on the property of the former Fort Monmouth that previously fell under the jurisdiction and control of the Fort Monmouth Economic Revitalization Authority (“**FMERA**”), as reflected on a map prepared by FMERA dated April 21, 2023, attached to both pieces of legislation and made a part thereof, which amendment added an area of land consisting of approximately 47.5 acres to Eatontown that was formerly part of the Borough on the property of the former Fort Monmouth; and

WHEREAS, on February 21, 2024, FMERA adopted Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan (“**Amendment #20**”) for, among other property, the “Mega Parcel”, an approximately 292+/- acre parcel of land containing former residential, administrative and research and development buildings, warehouses, workshops and additional general purpose facilities in the Borough and Eatontown, within the Main Post section of the former Fort Monmouth (the “**Netflix Redevelopment Area**”); and

WHEREAS, on September 18, 2025, the Borough Council of the Borough (the “**Borough Council**”) adopted Resolution #2025-255 declaring the Mega Parcel, in particular, the 400 Area Parcel, the McAfee Center Parcel, the Veterinary Clinic Parcel, and the Emergency Homeless Shelter Parcel, which constitute portions of Block 110, Lots 1, 2 and 4, and Block 105, Lot 1.01 as shown on the official tax maps of the Borough as a non-condemnation “area in need of redevelopment” (the “**Redevelopment Area**”); and

WHEREAS, on October 2, 2025, the Borough Council adopted Ordinance #1116, approving and adopting Amendment #20 as the “redevelopment plan” for the portion of the Netflix Redevelopment Area within the Borough, in accordance with *N.J.S.A. 40A:12A-7* (the “**Redevelopment Plan**”); and

WHEREAS, on October 15, 2025, FMERA consented to the Borough's designation of the Redevelopment Area as an area in need of redevelopment in accordance with *N.J.S.A. 52:27I-26(o)* and *N.J.A.C. 19:31C-3.25(a)(5)*, and further consented to the Borough's adoption of the Redevelopment Plan in accordance with *N.J.A.C. 19:31C-3.25(b)(1)*; and

WHEREAS, the Purchase and Sale Agreement and Redevelopment Agreement dated as of January 13, 2023 (as amended and supplemented from time to time, the “**Redevelopment Agreement**”), by and between FMERA and Netflix, Inc. (which Redevelopment Agreement Netflix Inc. will assign to Netflix Studios RE Holdings, LLC (the “**Owner**”) prior to closing on the purchase of the property), sets forth the terms and conditions by which the Owner will undertake to redevelop the Netflix Redevelopment Area by undertaking the project described in Exhibit B to the hereinafter defined Financial Agreement (collectively, and as the same may be amended and supplemented from time to time pursuant to the terms of the Redevelopment Agreement, the “**Netflix Redevelopment Project**”); and

WHEREAS, a portion of the Netflix Redevelopment Project shall be developed, constructed and operated in a portion of the Redevelopment Area (as described in Exhibit A to the Financial Agreement, the “**Project Site**”), and such portion of the Netflix Redevelopment Project shall, to the extent completed and located within the Project Site, be referred to herein as the “**Project**”; and

WHEREAS, pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* (the “**Exemption Law**”), the Borough is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the hereinafter defined Entity to the Borough; and

WHEREAS in order to improve the feasibility of the Project, Netflix Oceanport Urban Renewal, LLC (the “**Entity**”), an affiliate of the Owner and to which the Owner shall ground lease the Project Site, submitted an application (the “**Application**”) to the Mayor of the Borough for a long term tax exemption pursuant to the Exemption Law; and

WHEREAS, the Mayor submitted the Application and the form of financial agreement on file in the office of the Borough Clerk and available for public inspection (the “**Financial Agreement**”) to the Borough Council, together with his recommendation for approval, a copy of which recommendation is on file with the Borough Clerk; and

WHEREAS, the Borough Council has determined that the Project represents an undertaking permitted by the Exemption Law, approves the Borough’s findings as to the benefits and importance of the tax exemption as set forth in the Financial Agreement, and finds that the relative benefits of the Project justify the long term tax exemption requested in the Application.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Oceanport, in the County of Monmouth, New Jersey, as follows:

Section 1. The aforementioned recitals hereof are incorporated herein as though set forth at length.

Section 2. The Borough Council hereby approves the Application and the Financial Agreement. The Borough Council hereby further approves the findings set forth in the Financial Agreement, consisting of the benefits of the Project versus costs, and the importance of the long term tax exemption.

Section 3. The Mayor is hereby authorized to execute the Financial Agreement substantially in the form on file in the office of the Borough Clerk and available for public inspection, together with such additions, deletions, modifications, or revisions deemed necessary or desirable in consultation with counsel to the Borough.

Section 4. The Borough Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Borough upon such document.

Section 5. The Borough Clerk shall file certified copies of this Ordinance and the Financial Agreement with the Tax Assessor of the Borough in accordance with Section 12 of the Exemption Law.

Section 6. In accordance with P.L. 2015, c. 247, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Borough Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the chief financial officer of Monmouth County and to the Monmouth County counsel for informational purposes.

Section 7. The Mayor and the Borough Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Borough, in consultation with counsel, as may be necessary to effectuate the terms of the Financial Agreement.

Section 8. If any part(s) of this Ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 9. A copy of this Ordinance shall be available for public inspection at the offices of the Borough.

Section 10. This Ordinance shall take effect in accordance with applicable law

APPROVED ON FIRST READING

DATED: November 6, 2025

STEPHANIE KRAMER

Acting Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING:

DATED:

STEPHANIE KRAMER

Acting Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____

THOMAS J. TVRDIK

Mayor

**RESOLUTION OF THE BOROUGH OF OCEANPORT ACCEPTING
RESIGNATION AND RETIREMENT OF MICHAEL CHENOWETH**

Resolution #2025-299

12/4/25

WHEREAS, the Borough of Oceanport (Borough) hired Michael Chenoweth on January 6, 1997; and

WHEREAS, Michael Chenoweth has served as the Captain of Police for the Borough of Oceanport since 2014; and

WHEREAS, Captain Chenoweth will have successfully completed twenty-eight years of continuous service with the Borough of Oceanport; and

WHEREAS, Captain Chenoweth has announced his retirement as an employee of the Borough and the Borough has received notice from the New Jersey Division of Pensions and Benefits that he has applied for retirement effective December 31, 2025; and

WHEREAS, in accordance with Article XVI section F of the PBA Contract, along with Borough Ordinance, Michael Chenoweth is entitled to hospitalization, medical and dental insurance coverage to be afforded to a retiring employee and their eligible spouse and children at the time of retirement as per that agreement subject to the terms of Chapter 78, P.L., 2011,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that they do hereby accept the resignation of Michael Chenoweth effective December 31, 2025, and afford his and his eligible spouse and children at the time of retirement, hospitalization, medical and dental insurance coverage in accordance with the Borough Ordinances and the Employment Agreement between Michael Chenoweth and the Borough of Oceanport.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the following: Chief of Police, Borough Administrator, Borough Clerk and Chief Financial Officer.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-299
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
APPOINTING PATROLMAN MALIK JENKINS TO PERMANENT STATUS**

**Resolution #2025-300
12/4/25**

WHEREAS, according to the Police Ordinance of the Borough of Oceanport all police officers are classified as probationary for a period of one year beginning with their date of hire; and

WHEREAS, at the end of that one-year period the Chief of Police reviews the performance of said police officer and makes a recommendation to the Mayor and Council as to the status of said police officer; and

WHEREAS, based upon the review of performance of Officer Malik Jenkins, the Chief of Police has recommended that said police officer be appointed a permanent officer of the Oceanport Police Department.

WHEREAS, the Public Safety Committee has reviewed same and recommends to the full Council support for Chief Grime’s recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that based upon the recommendation of the Chief of Police, Malik Jenkins is hereby appointed a permanent police officer.

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-300
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
APPOINTING CHRISTIAN J. ARCHINACO AS PATROLMAN I FOR THE OCEANPORT POLICE DEPARTMENT**

Resolution #2025-314

12/4/25

WHEREAS, the Borough of Oceanport has seen significant development due to the redevelopment of Fort Monmouth that has brought an increase demand for services; and

WHEREAS, the Chief of Police has been advocating for additional police staff to meet the demand for police services; and

WHEREAS, the position was advertised and interviews conducted in accordance with the hiring practices for the Police Department; and

WHEREAS, Police Chief Grimes has recommended that Christian J. Archinaco be appointed as Patrolman I,

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Oceanport that Christian J. Archinaco is hereby hired as a Patrolman I Police Officer of the Borough of Oceanport subject to a probationary term in accordance with the Ordinances of the Borough of Oceanport and the current PBA contract with an effective date of December 4, 2025.

BE IT FURTHER RESOLVED that Christian J. Archinaco shall be compensated with a salary of \$44,434.50 in accordance with the Collective Bargaining Agreement between the Borough of Oceanport and PBA Local 364 for January 2021 to December 2025.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-314 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING INTER-LOCAL SERVICES CONTRACT WITH SHORE REGIONAL BOARD OF
EDUCATION FOR THE TRANSPORTATION OF STUDENTS FOR THE 2025-2026 SCHOOL YEAR**

**Resolution #2025-316
12/4/2025**

BE IT RESOLVED, by the Governing Body of the Borough of Oceanport that an Agreement between the Shore Regional Board of Education and the Borough of Oceanport, for transportation of high school students residing in the Borough of Oceanport for the 2025-2026 school year at a cost not to exceed \$52,724.63 be and the same is hereby approved and confirmed; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute said agreement on behalf of the Borough of Oceanport.

CERTIFICATION OF FUNDS

As required by N.J.A.C. 5:34-5.1 et. seq., I, Catherine D. LaPorta, Chief Financial Officer of the Borough of Oceanport, hereby certify that partial funds are available in 2025 budget account #01-201-29-405-201 for the purposes stated herein. The balance is subject to the adoption of the 2026 Municipal budget. Total contract amount of \$52,724.63.

Catherine D. LaPorta, CFO

Motion:	YES	NO	ABSTAIN	ABSENT
ROLL CALL				
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-316 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE PBA**

**Resolution #2025- 318
12/4/25**

WHEREAS, the Borough of Oceanport has engaged in negotiations with the Oceanport PBA to resolve and enter into a collective bargaining agreement with them; and

WHEREAS, the negotiations are complete and current conditions have been reduced to writing and put into a formal agreement; and

WHEREAS, the Council has approved and accepted the collective bargaining agreement with the PBA in its present form,

NOW, THEREFORE, BE IT RESOLVED that the Council hereby approves the collective bargaining agreement with the PBA in its current format and directs that the agreement be forwarded to the PBA for execution and hereby authorizes the Mayor to sign the agreement after it is signed by the PBA to the Borough.

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-318 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION AMENDING THE PERSONNEL POLICIES AND PROCEDURES MANUAL OF
THE BOROUGH OF OCEANPORT**

**Resolution #2025-319
12/4/2025**

WHEREAS, the Mayor and Council of the Borough of Oceanport (Borough”) adopted Resolution #2025-252 on September 18, 2025, amending the Personnel Policies and Procedures Manual to update and implement new policies required by the Municipal Excess Liability Joint Insurance Fund; and

WHEREAS, since the adoption of Resolution #2025-252 it has been determined that certain provisions of the Personnel Policies and Procedures Manual required modification for the purpose of establishing and maintaining uniform personnel policies and procedures for all municipal employees; and

WHEREAS, the Borough Administrator has reviewed the existing Personnel Manual and recommended specific amendments attached hereto as *Exhibit A*; and

WHEREAS, the Governing Body has reviewed the proposed amendments and finds them to be in the best interest of the Municipality and its employees.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport as follows:

1. The Personnel and Policies Procedures Manual of the Borough is hereby amended in accordance with the revisions set forth in *Exhibit A*, which is incorporated by reference into this Resolution.
2. Revisions to the amended Personnel Manual shall take effect **on January 1, 2026**.
3. The Borough Administrator is authorized and directed to distribute the updated Personnel Manual to all municipal employees and to ensure acknowledgment of receipt.
4. A copy of this Resolution and the amended Personnel Manual shall be maintained on file in the office of the Clerk and made available for public inspection.
5. All prior resolutions or portions thereof inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-319 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AMENDING THE COMPENSATION OF CERTAIN OFFICIALS AND EMPLOYEES OF THE
BOROUGH OF OCEANPORT FOR 2025**

**Resolution #2025-320
12/4/2025**

WHEREAS, pursuant to N.J.S.A. 40A:9-165, the Borough must set salaries for non-contractual officers and employees, statutory employees and elected officials not directly subject to duly adopted collective bargaining agreements by separate ordinance; and

WHEREAS, the Mayor and Council of the Borough of Oceanport adopted an Ordinance entitled "An Ordinance to Fix and Determine the Salaries of Certain Borough Officials" passed and approved on March 16, 1939, and as subsequently amended; and

WHEREAS, said Ordinance provides certain salary ranges for the positions set forth; and

WHEREAS, the Finance and Administration Committee made recommendations for the specific salaries for current employees for the calendar year 2025 as per Resolution #2025-179; and

WHEREAS, Resolution #2025-231 was adopted on August 21, 2025 to include the Class I Special Law Enforcement Officer, Analis Nunez, and the School Crossing Guards; and

WHEREAS, there is now a need to amend the Salary Resolution to add Mark McNamara as Labor-Hourly; revise Gianna Tafuri's salary; reinstate Django Wieggers as Assistant Construction Official; and remove Christopher Drea as Building Inspector.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Oceanport hereby authorizes the Borough Administrator to implement the following titles and salaries for the calendar year 2025 as appropriate.

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that the Borough Clerk is hereby directed to forward a copy of this Resolution to the Chief Financial Officer, Borough Administrator and Payroll Clerk.

SECTION 1. Administration & Finance

Borough Administrator	Donna Phelps	2025 \$127,000.00
Deputy Borough Administrator	Kimberly Jungfer	\$ 50.00/hr.
Deputy Borough Clerk	Kathleen Cassidy	\$ 53,000.00

SECTION 2. Statutory Employees (N.J.S.A. 40A:9-165)

Chief Financial Officer	Catherine LaPorta	\$132,000.00
Tax Assessor	John Butow	\$ 66,000.00
Tax Collector	Jason Sutton	\$ 66,168.75
Acting Borough Clerk	Stephanie Kramer	\$ 73,000.00

SECTION 3. Department of Public Works

Superintendent	Steven Briskey	\$ 76,593.75
Assistant Foreman	Jorge Segura	\$ 65,000.00

Section 3. Department of Public Works (Continued)

Public Works Manager	Kelly O'Toole	2025 \$ 55,000.00
Laborer 1	Michael Natale	\$ 55,000.00

Laborer 1	Oscar Montenegro	\$ 47,000.00
Laborer 1	Daniel Swoope	\$ 40,000.00
Laborer 1	Robert Berg	\$ 25.00/hr.
Labor – Hourly	Wes Sherman	\$ 30.00/hr.
Labor – Hourly	John Carroll	\$ 30.00/hr.
Labor – Hourly	Demetrio Zarate	\$ 30.00/hr.
<u>Labor – Hourly</u>	<u>Mark McNamara</u>	<u>\$ 30.00/hr.</u>
Labor – Hourly	Jared Carroll	\$ 21.00/hr.
Labor – Hourly	Mauro Baldanza	\$ 30.00/hr.
Labor – Hourly	Sal Lagrotteria	\$ 21.00/hr.
Labor – Hourly	Shane Carroll	\$ 25.00/hr.
Labor – Hourly	Steve Tagerty	\$ 25.00/hr.
Labor – Hourly	Kyle Crochet	\$ 25.00/hr.
Labor – Hourly	Christopher Petrillo	\$ 25.00/hr.

SECTION 4. Municipal Court

Municipal Court Judge	John Patti	\$ 21,381.00
Municipal Prosecutor	James Butler	\$ 13,870.00
Court Administrator	Lesley Kirchgessner	\$ 92,000.00
Deputy Court Administrator	Gianna Tafuri	<u>\$ 54,100.00</u>
Deputy Court Administrator	Gianna Tafuri	\$ 75.00/hr.
Administrative Assistant	Cahterine A. Parrino	\$ 30.00/hr.
Violations Clerk	Sharon O'Conner	\$ 45,000.00
Public Defender	Kevin Moriarty	\$200.00/Defendant
Public Defender	David Gardener	\$200.00Defendant

SECTION 5. Recreation and Education

Recreation Coordinator	Kelle Burrough	\$ 60,000.00
Library Aide	Arlene Welch	\$ 15.49/hr.

SECTION 6. Planning & Development

Acting Planning Boad Secretary	Stephanie Kramer	\$ 5,000.00
Construction Official	Michael Thulen	\$132,762.50
<u>Assistant Construction Official</u>	<u>Django Wiegars</u>	<u>\$ 12,928.39</u>
Building Sub Code Official	Anthony Montagna	\$ 55.00/hr.
Building Inspector	Anthony Montagna	\$ 47.00/hr.
<u>Building Inspector</u>	<u>Christopher Drea</u>	<u>\$ 47.00/hr.</u>
Electrical Sub Code Official	Michael Horton	\$ 55.00/hr.
Electrical Inspector	Thomas Klich	\$ 47.00/hr.
Fire Sub Code	Django Wiegars	<u>\$ 26,041.87</u>
Acting Fie Sub Code/Fire Inspector	Anthony Vecchio	\$ 55.00/hr.
Fire Inspector	David Olsen	\$ 45.00/hr.
Plumbing Sub Code Official	John Palmer	\$ 60,000.00
Acting Plumbing Sub Code Official/Plumbing Inspector	Donald Baldwin	\$ 47.00/hr.
Plumbing Inspector	Michael Verange	\$ 47.00/hr.
Technical Assistant to the Construction Official	Carolyn Eckart	\$ 81,700.00
Technical Assistant to the Construction Official	Barbara Anselmi	\$ 53,105.00
Technical Assistant to the Construction Official	Jessica Fornarotto	\$ 55,000.00
Housing Inspector	Timothy Griffin	\$ 8,521.31
Code Enforcement Officer	Timothy Griffin	\$ 10,652.63
Zoning Officer	Michael Thulen	\$ 7,150.00

SECTION 7. Board of Health

Registrar	Jason Sutton	\$ 2,022.53
Deputy Registrar	Catherine LaPorta	\$ 577.54
Secretary	Jason Sutton	\$ 618.32

SECTION 8. Emergency Management

Emergency Management Coordinator	Mauro Baldanza	\$ 6,391.00
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SECTION 9. Clerical

Administrative Assistant, Clerk's Office	Kim Parent	\$ 30.00/hr.
Administrative Assistant, Construction	Renee Dalton	\$ 32.00/hr.
Administrative Assistant, Finance	Val Grigorian	\$ 48,500.00
Administrative Assistant, Finance	Jason Sutton	\$ 10,000.00
Administrative Assistant, Zoning	Carolyn Eckart	\$ 7,150.00
Administrative Assistant, Tax Collector	Bobby Connors	\$ 10,750.00
Administrative Assistant, Recreation Coordinator	August Zilincar	\$ 18.00/hr.

SECTION 10. Public Safety

Chief of Police, Contractual	Gary Grimes	\$171,570.00
Administrative Assistant, PD Records	Analís Nunez	\$ 58,191.00
Class III Special Law Enforcement Officer	James Gomez	\$ 37.00/hr.
Class II Special Law Enforcement Officer	Steven Markos	\$ 22.50/hr.
Class II Special Law Enforcement Officer	Alexander Boyce	\$ 22.50/hr.
Class I Special Law Enforcement Officer	Analís Nunez	\$ 15.00/hr.
School Crossing Guards, each (8)		\$ 10,800.00

SECTION 11. Casual Labor**SECTION 12. Fire Prevention Bureau**

Fire Official	Timothy Griffin	\$ 31,000.00
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SECTION 13. Elected Officials

Mayor	\$.00
Councilpersons Elected Post 2006 (5)	\$.00
Councilpersons Elected Pre-2006 (1)	\$ 1,500.00

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrđik	()	()	()	()

I certify this to be a true copy of Resolution #2025-320 approved by the Oceanport Borough Council at the Regular Meeting held December 5, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
CONFIRMING APPOINTMENT OF DJANGO WIEGERS AS ASSISTANT CONSTRUCTION OFFICIAL**

**Resolution #2025-321
12/4/2025**

WHEREAS, the Borough of Oceanport continues to be impacted by increased development – particularly at the former Fort Monmouth Army base; and

WHEREAS, Django Wiegiers served as the Borough's Acting Construction Official, on a part time basis, while the Borough conducted its employment process for a permanent replacement; and

WHEREAS, Michael Thulen was appointed to fill the full-time position serving as the Construction Official in April of 2024; and

WHEREAS, Mr. Wiegiers continued to serve as the Borough's Acting Construction Official to assist Mr. Thulen in the transition process; and

WHEREAS, it has now been determined that due to the increased development – particularly at the former Fort Monmouth Army base that Django Wiegiers continue to serve as the Borough's Acting Construction Official; and

WHEREAS, compensation for these additional responsibilities is as follows:

1. Current Salary (Fire Sub-Code): \$26,041.87
2. Additional Compensation (Assistant Construction Official): \$12,928.39
3. New Total Annual Salary: \$38,970.26

WHEREAS, the above compensation is calculated based on \$55.00 per hour and the salary covers approximately 9 hours per week. Should the workload be more than 9 hours in a given week, compensation for additional time will be at the rate of \$55.00 per hour.

NOW, THEREFORE, BE IT RESOLVED by the Oceanport Governing Body of the Borough of Oceanport that Django Wiegiers appointment as the Assistant Construction Official, effective immediately; is hereby confirmed; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the following: Construction Official, Borough Administrator, Jason Sutton, and Django Wiegiers.

Motion:	YES	NO	ABSTAIN	ABSENT
ROLL CALL				
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-321 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION AUTHORIZING A SALARY INCREASE TO GIANNA TAFURI AS PER
EMPLOYMENT AGREEMENT WITH THE BOROUGH OF OCEANPORT**

**Resolution #2025-322
12/4/2025**

WHEREAS, Gianna Tafuri was appointed Deputy Municipal Court Administrator as per Resolution #2024-141, dated May 16, 2024; and

WHEREAS, as per Mrs. Tafuri's employment agreement with the Borough of Oceanport, upon completion of the written exam required for her to become a Certified Court Administrator, her salary would increase \$1,000.00 bringing her current salary to \$54,100.00 annually; and

WHEREAS, the Borough received official notification from the New Jersey Courts that Gianna Tafuri received a passing grade for the written portion requirement to be a Certified Court Administrator on November 24, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that effective November 24, 2025 Gianna Tafuri's salary be increased to \$54,100.00 upon completion of the written portion requirement to be a Certified Court Administrator.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to Gianna Tafuri, Borough Administrator, Chief Financial Officer, Court Administrator, and the Payroll Clerk.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-322 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING AN EXCEPTION PURSUANT TO CHAPTER 267-4, NOISE EXCEPTIONS FOR THE TWO
RIVERS WATER RECLAMATION AUTHORITY CONSTRUCTION PROJECT ON RIVERSIDE AVENUE**

**Resolution #2025-324
12/4/2025**

WHEREAS, the Borough of Oceanport is a member of the Two Rivers Water Reclamation Authority (TRWRA); and

WHEREAS, TRWRA is undertaking the installation of new sanitary sewer on Riverside Avenue and the elimination of an existing TRWRA pump station; and

WHEREAS, TRWRA's contractor, ANAR Construction LLC has requested relief from the Borough's Noise Ordinance that prohibits outdoor construction between 10: pm and 8 am to provide continuity with its work force planning and to minimize project time impacts by modifying the anticipated work time from 7:00 am to 4:30 pm; and

WHEREAS, granting the exception pursuant to Chapter 267-4 which states that any public works project is not subject to the prohibitions with prior approval of the Mayor and Council when deemed to be in the public's welfare, safety and for the public good; and

WHEREAS, the Mayor and Council having reviewed the request and heard input from the public and surrounding neighbors have determined to limit the exception to allow work on weekdays to begin at 7:00 a.m. and with all other work complying with the Borough's Noise ordinance; and

WHEREAS, the Mayor & Council have determined that expansion of the weekday work hours will reduce the overall number of days of construction and imposition on the residents and find it to be for the public good,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that the TRWRA and their contractor, ANAR Construction, LLC, are hereby granted a limited exception to the Noise Ordinance in accordance with Chapter 267-4 to allow work on weekdays to begin at 7:00 a.m. and, all other work shall comply with the Borough's Noise ordinance for the duration of work related to their construction project for the installation of new sanitary sewer on Riverside Avenue and the elimination of an existing TRWRA pump station.

BE IT FURTHER RESOLVED, that the Borough reserves the right to rescind this approval at any time.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution
#2025-324 approved by the Oceanport
Borough Council at the Regular Meeting held
December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING ESCROW FUNDING AGREEMENT WITH NETFLIX, INC.**

**Resolution #2025-328
12/4/2025**

WHEREAS, Netflix is the contract purchaser of the Mega Parcel on Fort Monmouth as set forth in Plan Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan adopted by the Fort Monmouth Economic Revitalization Authority ("FMERA") comprising lands identified as Block 110, Lot 1, 2, and 4, and Block 105, Lot 1.01 on the Borough Tax map (the "Oceanport Parcel"); and

WHEREAS, on September 18, 2025, the Borough Council of the Borough of Oceanport (the "**Borough Council**") adopted Resolution #2025-255 declaring the Oceanport Parcel as a non-condemnation "area in need of redevelopment" (the "**Redevelopment Area**"); and

WHEREAS, on October 2, 2025, the Borough Council adopted Ordinance #1116, approving and adopting Amendment #20 as the "redevelopment plan" for the Redevelopment Area, in accordance with *N.J.S.A. 40A:12A-7* (the "**Redevelopment Plan**"); and

WHEREAS, on October 15, 2025, FMERA consented to the Borough's designation of the Redevelopment Area as an area in need of redevelopment in accordance with *N.J.S.A. 52:27I-26(o)* and *N.J.A.C. 19:31C-3.25(a)(5)*, and further consented to the Borough's adoption of the Redevelopment Plan in accordance with *N.J.A.C. 19:31C-3.25(b)(1)*; and

WHEREAS, upon Netflix's request, the Borough investigated the Redevelopment Area to determine whether all or a portion of the Redevelopment Area met the criteria for designation as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law (the "LRHL"), including *N.J.S.A. 40A:12A-5* and upon that determination, the Borough may consider adoption of all powers available to it under the LRHL, including but not limited to the adoption of a Redevelopment Agreement, and Financial Agreement; and

WHEREAS, Netflix has agreed to enter into an Escrow Funding Agreement with the Borough to defray certain costs incurred by or on behalf of the Borough arising out of or in connection with the Borough's professional work associated with the redevelopment activities permitted under the LRHL; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to enter into an Escrow Funding Agreement with Netflix, Inc. to cover the cost of the Borough's professional services associated with the services outlined herein pursuant to the Borough's powers under the LRHL.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Oceanport, County of Monmouth, State of New Jersey, that it hereby approves the Escrow Funding Agreement with Netflix, Inc. and it hereby authorizes the Mayor to execute the Escrow Funding Agreement in a form acceptable to the Borough Attorney; and

BE IT FURTHER RESOLVED that the approved Escrow Funding Agreement with Netflix be forwarded to Netflix, Inc. for execution and a final signed copy of the fully executed Developer's Agreement be returned to the Oceanport Brough Clerk.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-328 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

RESOLUTION

BOROUGH OF OCEANPORT COUNTY OF MONMOUTH, STATE OF NEW JERSEY

RESOLUTION APPROVING DEVELOPER'S AGREEMENT WITH NETFLIX, INC.

**RESOLUTION- #2025-329
12/4/25**

WHEREAS, Netflix applied to the Borough of Oceanport Planning Board of the Borough for Preliminary and Final Site Plan Approval, Bulk Variance Approval and Design Waiver Approval and obtained such approval on November 26, 2024 with the memorializing Resolution have been adopted on January 15, 2025 in conjunction with its request to operate a state-of-the-art Motion Picture, Television and Broadcast Studio on the Property to effectuate the following: Construction of 4 Stages; Construction of a Mill building; Construction of a Storage Warehouse building; Renovation of the existing Fort Monmouth Economic Revitalization Authority office building for Studio Business & Production Support Office space; Renovation of the existing McAfee building for Studio Business & Production Support Office space; Installation of various site improvements, including but not limited to a) new parking lots, b) basecamps, c) new access drives, d) perimeter security wall, e) new site lighting, and f) new stormwater management systems; and planting of new/ additional landscaping (the "Phase 1A Project"); and

WHEREAS, Netflix applied to the Borough of Oceanport Planning Board for Amended Preliminary and Final Site Plan Approval for the Phase 1A Project and obtained approval on July 8, 2025 with the memorializing Resolution have been adopted on September 9, 2025 to effectuate the following: Splitting the 61,800 SF Mill Building into two 30,110 SF Mill buildings; Reducing Sound Stage 3-4 building from 83,555 SF to 71,504 SF; Revision to the Site Circulation Plan; Change to the Stormwater Management Plan; and relocation of the Perimeter Wall so as to allow more open space at the site (near entrance "B") (the "Amended Phase 1A Project"); and

WHEREAS, Netflix made Application to the Borough of Oceanport Planning Board for the property designated as Block 105, Lot 1.01, Oceanport, New Jersey for Preliminary and Final Site Plan Approval and Design Waiver Approval and obtained approval on November 12, 2025 and further adopted a memorializing Resolution on November 18, 2025 to effectuate the following: Demolition of all existing buildings at the site (approximately fifty-eight (58) buildings, except for buildings #277, #482, #279, #280, and #281); Renovation of existing buildings #277, #482, #279, #280, and #281; Creation of two (2) grass Backlot and one (1) gravel Backlot; and creation of one (1) Base Camp (the "Phase 2A Project").

WHEREAS, the Planning Board Resolutions of Approval for the Phase 1A Project as amended and the Phase 2A Project are conditioned upon the execution of a Developer's Agreement between the Borough and Netflix and the Borough Council believes it is in the best interests of the Borough to enter into a Developer's Agreement with Netflix in order to ensure the Netflix Project is built in accordance with the approved plans and requirements of the Borough ordinances.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that it hereby approves the Developer's

Agreement as between the Borough of Oceanport and Netflix, Inc. and the Mayor is authorized to execute the Developer's Agreement in a form approved by the Borough Attorney.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-329 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION AUTHORIZING EXECUTION OF COMMUNITY BENEFITS AGREEMENT
AMONG THE BOROUGH OF OCEANPORT, NETFLIX, INC. AND
NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**

**Resolution #2025-330
12/4/2025**

WHEREAS, the Legislature enacted the *New Jersey Economic Recovery Act of 2020*, as amended, establishing the "Aspire Program Act," N.J.S.A. 34:1B-322 et seq. (the "**Act**") to encourage economic development and job creation; and

WHEREAS, the Act and regulations implementing the Act, *N.J.A.C. 19:31-23.1 et seq.* (the "**Regulations**"), set forth the criteria under which Netflix, Inc. (the "**Developer**") is eligible for the grant of tax credits; and

WHEREAS, the Developer is initiating a redevelopment project to construct a motion picture, television and broadcast studio campus located on the former Fort Monmouth Department of the Army base (the "**Project**"), and within the Boroughs of Oceanport (the "**Borough**") and Eatontown, New Jersey; and

WHEREAS, the portion of the Project within Oceanport's boundaries shall be located on properties described as Block 110, portion of Lot 1 (to be known as Block 110.24, Lot 1, Block 110.25, Lot 1, and Block 110.26, Lot 1) and Block 105, Lot 1.01 on the official tax map of the Borough; and

WHEREAS, under the Act, proposed projects with a total project cost equal to or greater than \$10,000,000 must enter into a community benefits agreement with the New Jersey Economic Development Authority (the "**Authority**") and the municipality in which the project is located pursuant to N.J.S.A. 34:1B-328(f) and *N.J.A.C. 19:31-23.8(e)* as a condition of the Aspire incentive; and

WHEREAS, the Project is estimated to have a total project cost of approximately \$1.1 Billion, thereby requiring compliance with the community benefits agreement requirement; and

WHEREAS, the Act, further provides that prior to entering into a community benefits agreement the governing body of the Borough must hold at least one public hearing subject to the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq. at which the Mayor or the Mayor's designee shall hear testimony from residents, community groups and other stakeholders regarding the community benefits that the agreement shall address; and

WHEREAS, the Developer, the Borough and the New Jersey Economic Development Authority have proposed entering into a community benefits agreement which will require Netflix, Inc. to satisfy its community benefit obligation to the Borough in the form of a Three Million Dollars (\$3,000,000.00) payment due within ten (10) days of the date Netflix closes with the Fort Monmouth Economic Revitalization Authority on the purchase of the property upon which the Project is to be constructed; and

WHEREAS, the Borough Council held a public hearing on December 4, 2025, at which members of the community and other stakeholders were able to provide input on the needs of the community that the Community Benefits Agreement among the Borough, Developer and Authority (the “**Agreement**”) should address; and

WHEREAS, the Borough Council has considered the public input and believes it is in the best interest of the Borough and its residents to enter into the Agreement.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Oceanport, County of Monmouth, State of New Jersey as follows:

Section 1. The aforesaid recitals hereof are incorporated herein as though set forth at length herein.

Section 2. The Mayor is hereby authorized to enter into the Agreement on behalf of the Borough in a form approved by the Borough Attorney.

Section 3. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.

Section 4. This Resolution shall take effect in accordance with law.

BE IT FURTHER RESOLVED THAT a copy of this Resolution shall be forwarded to the following:

1. Netflix, Inc.
2. New Jersey Economic Development Authority; and

BE IT FURTHER RESOLVED THAT the approved Community Benefits Agreement be forwarded to Netflix, Inc. and New Jersey Economic Development Authority for execution and a final signed copy of the fully executed Community Benefits Agreement be returned to the Oceanport Borough Clerk.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-330 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING EXCEPTION FROM NOISE ORDINANCE
BLOCK 110, PORTION OF LOT 1, AND BLOCK 105, LOT 1.01**

**Resolution #2025-331
12/4/2025**

WHEREAS, Netflix Inc. (“Netflix”) is the contract purchaser of approximately 292 acres of land located within the Borough of Oceanport (the “Borough”) and Borough of Eatontown commonly referred to as the “Mega Parcel”; and

WHEREAS, the Mega Parcel is located within the former Fort Monmouth U.S. Army military installation; and

WHEREAS, pursuant to a purchase and sale and redevelopment agreement entered into between Netflix and the Fort Monmouth Economic and Revitalization Authority (“FMERA”), Netflix has been designated the redeveloper of the Mega Parcel in order to implement a program of redevelopment that includes the demolition of approximately 100 existing structures across the Mega Parcel to make way for a new a state of the art Motion Picture, Television, and Broadcast Studio (the “Studio Campus”); and

WHEREAS, lands currently identified as Block 110, portion of Lot 1 (to be known as Block 110.24, Lot 1) and Block 105, Lot 1.01 on the Tax Maps of the Borough of Oceanport (collectively the “Property”) have buildings identified for demolition and approvals have been granted by the Borough Planning Board for construction of a portion of the Studio Campus on the Property; and

WHEREAS, the majority of the buildings located on the Property are vacant, blighted and an eyesore to the surrounding community; and

WHEREAS, the redevelopment of the Property with a Studio Campus will revitalize the Property and surrounding area; and

WHEREAS, Borough Code limits audible noise from demolition and construction activities between the hours of 8:00 am and 6:00 pm Monday through Friday and Saturday between the hours of 9:00 am and 6:00 pm; and

WHEREAS, Netflix has requested permission to perform demolition and construction activities between the hours of 7:00 am and 6:00 pm Monday through Friday in order to expedite the demolition of the buildings and redevelopment the Property with the Studio Campus; and

WHEREAS, Langan Engineering and Environmental Services, LLC (“Langan”) was retained to provide independent third-party noise monitoring during ongoing demolition and construction activities at the Mega Parcel to evaluate the noise levels at the perimeter of the Mega Parcel; and

WHEREAS, Langan prepared a Technical Memorandum entitled Demolition Noise Monitoring Evaluation dated October 15, 2025 (the “Memorandum”), which concluded that the ongoing demolition and construction activities occurring on the Mega Parcel were within applicable noise levels as established by the New Jersey Department of Environmental Protection and the Borough for such activities; and

WHEREAS, the Borough Council is satisfied with the findings of the Memorandum; and

WHEREAS, the Borough Council finds it to be in the best interest of public welfare, safety and public good to expedite the demolition activities in order to remove the blighted conditions affecting the Property and to effectuate the redevelopment of the Property; and

WHEREAS, the Borough Council finds it appropriate to authorize demolition and construction activities to commence on the Property at 7:00 am Monday through Friday.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Oceanport that Netflix is granted an exception from Borough Code Section 267-1.E to allow demolition and construction activities to commence on the Property at 7:00 am Monday through Friday.

BE IT FURTHER RESOLVED THAT a copy of the Resolution be forward to Netflix, Inc.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-331 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING PAYMENT OF
BILL LIST FOR DECEMBER 4, 2025**

**Resolution #2025-298
12/4/2025**

WHEREAS, the Governing Body has considered the payment of said bills as set forth at its public meeting of December 4, 2025.

BE IT RESOLVED, by the Mayor and Council that the bills be paid as on the attached bill list for \$ 2,359,027.78

CERTIFICATION OF FUNDS

I, Catherine D. LaPorta, Chief Financial Officer, of the Borough of Oceanport do hereby certify that funds are available for the purpose stated herein.

Catherine LaPorta
CATHERINE D. LaPORTA, CFO

Motion:		Second:		
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-298 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT APPROVING HUNTER METZLER FOR
OCEANPORT FIRE DEPARTMENT MEMBERSHIP**

Resolution #2025-301

12/4/25

WHEREAS, Hunter Metzler, Oceanport, NJ, has submitted a Membership Application to the Oceanport Port Au Peck Fire Company to join the Oceanport Fire Department; and

WHEREAS, the application has been approved and accepted by the Company membership, approved by the Fire Chief and received Police Chief designation of suitable for service,

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Oceanport that the Fire Department Membership Application of Hunter Metzler is hereby approved.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-301 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT APPROVING SEBASTIAN CHENERY
FOR OCEANPORT FIRE DEPARTMENT MEMBERSHIP**

Resolution #2025-302

12/4/25

WHEREAS, Sebastian Chenery, Oceanport, NJ, has submitted a Membership Application to the Oceanport Port Au Peck Fire Company to join the Oceanport Fire Department; and

WHEREAS, the application has been approved and accepted by the Company membership, approved by the Fire Chief and received Police Chief designation of suitable for service,

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Oceanport that the Fire Department Membership Application of Sebastian Chenery is hereby approved.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-302 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING RENEWAL OF THE SHARED SERVICES AGREEMENT WITH THE BOROUGH OF
MONMOUTH BEACH FOR USE OF A VEHICLE FOR THE OCEANPORT FIRE OFFICIAL/MONMOUTH
BEACH FIRE CHIEF FOR CY2025**

**Resolution #2025-303
12/04/25**

WHEREAS, the "Shared Services and Consolidation Act" at N.J.S.A. 40A:65-1 et. seq. allows a local unit to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction, including services incidental to the primary purposes of any of the participating local units; and

WHEREAS, the Borough of Oceanport entered into an Interlocal Services Agreement with the Borough of Monmouth Beach for the use of a vehicle for the Oceanport Fire Official/Monmouth Beach Fire Chief pursuant with Resolution #2022-199; and

WHEREAS, both Boroughs desire to renew the agreement for one year for the period January 1, 2025 through December 31, 2025; and

WHEREAS, the cost for said services will be paid by the Borough of Oceanport in the amount of \$3,000.00 for CY2025,

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute a one-year renewal of the Shared Services Agreement referenced herein between the Borough of Oceanport and the Borough of Monmouth Beach for use of the Borough of Monmouth Beach's Fire Chief vehicle.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-303
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AWARDING A CONTRACT FOR FMERA – ABANDONED HYDRANT REMOVAL BETWEEN THE BOROUGH OF
OCEANPORT AND T.R. WENIGER, INC**

Resolution #2025-304

12/4/25

WHEREAS, the Borough of Oceanport advertised bids for the Abandoned Hydrant Removal between the Borough and the Fort Monmouth Economic Revitalization Authority (FMERA) approved and adopted by Resolution #2025-243 and Resolution #2025-244 and

WHEREAS, the said bid solicitation process was effectuated in accordance with prevailing provision of the Local Public Contracts Law, pursuant to N.J.S.A 40A:11-1 et seq.; and

WHEREAS, in response to the subject bid solicitations process, the Borough of Oceanport received fourteen (14) bids; and

WHEREAS, the lowest responsible bid submitted by T.R. Weniger, Inc. of Piscataway, New Jersey hereinafter referred to as "Contractor" was a base bid of \$51,670.00; and

WHEREAS, the Borough Engineer's recommendation is to award the base bid for a contract total in the sum of Fifty-One Thousand, Six Hundred Seventy Dollars and Zero Cents (\$51,670.00); and

WHEREAS, the Contractor has complied with the mandatory requirements of N.J.S.A. 40A:11-23.2; and

WHEREAS, FMERA has reviewed and approved same,

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Oceanport as follows:

1. That the Borough of Oceanport is hereby authorized to award the contract for abandonment hydrant removal to T.R. Weniger, Inc. of Piscataway, New Jersey subject to the conditions set forth herein.
2. That said Contract shall be in the total sum of Fifty-One Thousand, Six Hundred Seventy Dollars and Zero Cents (\$51,670.00).
3. That the within award of Contract shall be contingent upon the Contractor submitting an Appropriate Performance Security, which guarantees shall be approved as to form by the Borough Attorney.
4. That the Mayor and Clerk are hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Resolution - including but not limited to the Contract subject to the review of said Contract by the Borough Attorney.

CERTIFICATION OF FUNDS

As required by N.J.A.C. 5:34-5.1 et seq., and any other applicable requirement, I, Catherine D. LaPorta, Chief Financial Officer of the Borough of Oceanport, certify that there are sufficient uncommitted funds available in the Abandoned Hydrant Removal Account in the amount of \$51,670.00 for the stated purpose subject to approval of Resolution #2025-305.

Catherine LaPorta

Catherine D LaPorta

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-304 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AWARDING A CONTRACT FOR CONSULTING SERVICES BETWEEN ASPIRANT AND THE
BOROUGH OF OCEANPORT FOR THE OCEANPORT POLICE DEPARTMENT**

**Resolution #2025-305
12/4/25**

WHEREAS, the Borough of Oceanport is a duly organized Municipal Corporation (hereinafter referred to as "Borough") having principal offices at 910 Oceanport Way, Oceanport, New Jersey 07757; and

WHEREAS, the Borough of Oceanport has need of consulting services for the Oceanport Police Department and the Purchasing Agent has recommended appointment of **Aspirant Consulting Group, P.O. Box 151 Westtown, PA 19395**; and

WHEREAS, the Borough has determined that the value of the services will exceed \$17,500.00 and desires to make the appointment by means of a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.B; and

WHEREAS, **Aspirant Consulting Group, P.O. Box 151 Westtown, PA 19395** has completed and submitted a Business Entity Disclosure Certification and Political Disclosure pursuant with **P.L. 2023, c.20**; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that:

1. **Aspirant Consulting Group, P.O. Box 151 Westtown, PA 19395** is hereby appointed to provide consulting services for calendar year 2025-2026 for an amount not to exceed fifty-three thousand dollars (\$25,000).
2. The Purchasing Agent is hereby authorized to contract for services on behalf of the Borough of Oceanport subject to the availability of funds encumbered by purchase order on an as needed basis pursuant with N.J.A.C. 5:30-5.4

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and Political Contribution Disclosure Form be placed on file with the Borough Clerk with said contract.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-305 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE BOROUGH OF OCEANPORT AND
THE COUNTY OF MONMOUTH PROVIDING "SCAT" SERVICES FOR CY2026**

**Resolution #2025-306
12/4/25**

BE IT RESOLVED, by the Governing Body of the Borough of Oceanport that an Agreement between the Board of Chosen Freeholders of the County of Monmouth, and the Borough of Oceanport, for Special Citizens Area Transportation System (SCAT) for the year 2026 for one-full day per week at a cost of \$117.00 per trip, be and the same is hereby approved and confirmed; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute said agreement on behalf of the Borough of Oceanport, and attested to by the Borough Clerk.

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-306
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING AN INTER-LOCAL AGREEMENT BETWEEN THE BOROUGH OF OCEANPORT AND
THE OCEANPORT BOARD OF EDUCATION FOR A SCHOOL RESOURCE OFFICER**

**Resolution #2025 307
12/4/25**

WHEREAS, the Uniformed Shared Services and Consolidation Act, N.J.S.A. 40:65-1 Et. Seq. authorizes joint activities among governmental agencies and was enacted with the intent to facilitate and promote Inter local Service Agreements; and

WHEREAS the Oceanport Board of Education has approached the Governing Body to enter a shared service agreement providing for a School Resource Officer to be assigned to the schools; and

WHEREAS, the Governing Body has considered the shared service and its benefits to the residents and children of Oceanport and find it to be in the best interests of the Borough to enter into such agreement with the Oceanport Board of Education for a one year period beginning January 1, 2026 and expiring December 31, 2026,

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Oceanport hereby authorizes the Mayor and Borough Clerk to execute the Shared Services Agreement ("agreement") attached hereto for provision of one (1) School Resource Officer between the Borough of Oceanport and the Oceanport Board of Education for a period of one year beginning January 1, 2026 and expiring December 31, 2026.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Oceanport Board of Education, Borough Administrator and Chief Financial Officer.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-307
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING AN INTER-LOCAL AGREEMENT BETWEEN THE BOROUGH OF OCEANPORT AND
THE OCEANPORT BOARD OF EDUCATION FOR CLASS III SPECIAL LAW ENFORCEMENT OFFICERS**

**Resolution #2025-308
12/4/25**

WHEREAS, the Uniformed Shared Services and Consolidation Act, N.J.S.A. 40:65-1 Et. Seq. authorizes joint activities among governmental agencies and was enacted with the intent to facilitate and promote Inter local Service Agreements; and

WHEREAS the Oceanport Board of Education has approached the Governing Body to enter a shared service agreement providing for one (1) Class III Special Law Enforcement Officers to be assigned to the schools; and

WHEREAS, the Governing Body has considered the shared service and its benefits to the residents and children of Oceanport and find it to be in the best interests of the Borough to enter into such agreement with the Oceanport Board of Education for a period of one year beginning January 1, 2026 and expiring December 31, 2026,

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Oceanport hereby authorizes the Mayor and Borough Clerk to execute the Shared Services Agreement ("agreement") attached hereto for provision of one (1) Class III Special Law Enforcement Officers between the Borough of Oceanport and the Oceanport Board of Education for a period of one year beginning January 1, 2026 and expiring on December 31, 2026

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Oceanport Board of Education, Borough Administrator and Chief Financial Officer.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-308 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION AMENDING THE 2025
MUNICIPAL BUDGET PER NJSA 40A:4-87 FOR SHARED SERVICES AGREEMENT WITH OCEANPORT
BOARD OF EDUCATION FOR CLASS III SPECIAL LAW ENFORCEMENT OFFICER**

**Resolution #2025-309
12/4/25**

WHEREAS, N.J.S.40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount, and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Oceanport hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$23,680.00 which item is now available as a revenue from the Shared Services Agreement with the Oceanport Board of Education for provision of Class III Special Law Enforcement Officer pursuant to the provisions of statute, and

BE IT FURTHER RESOLVED, that a like sum of \$23,680.00 be and the same is hereby appropriated under the caption of BOE Class III SLEO.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is directed to file this resolution electronically with the Director of Local Government Services.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-309
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING REDEMPTION OF MUNICIPAL TAX SALE CERTIFICATE #09-00009 FOR
BLOCK 65 LOT 34 KNOWN AS 8 ONONDAGA AVE**

**Resolution #2025-310
12/4/25**

WHEREAS, at the Borough Tax Sale held on October 8, 2010, a lien was sold on Block 65 Lot 34, otherwise known as Onondaga Ave.; and

WHEREAS, this lien, known as Tax Sale Certificate 09-00009 was sold to Borough of Oceanport at an interest rate of 18%; and

WHEREAS, the certificate has been redeemed in the amount of \$86,889.31.

NOW THEREFORE BE IT RESOLVED, The tax sale certificate shall be cancelled and endorsed as fully satisfied by the Borough of Oceanport.

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-310
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING REFUND FOR OVERPAYMENT FOR BLOCK 110.015 LOT 1.125, KNOWN AS 79 DRIFTWOOD CIRCLE**

**Resolution #2025-311
12/4/25**

WHEREAS, the following property is due a refund due to an overpayment from the mortgage company; and

WHEREAS, the Tax Collector is recommending that the amount of overpayment due be refunded

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that the Tax Collector is hereby authorized to refund overpayment as follows:

Block 110.15 Lot 1.125	
Corelogic Centralized Refunds	
PO Box 9202	
Coppell, TX 75019-9208	\$7,195.05

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-311
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR VARIOUS GOODS & SERVICES
PURSUANT WITH N.J.S.A. 40A:11-1 ET. SEQ. AND MORE SPECIFICALLY N.J.S.A. 40A:11-4.2 AND
N.J.S.A. 40A:11-5 FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**

Resolution #2025-312
12/4/25

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et. seq. commonly known as the “State Pay to Play” Law, enacted by the New Jersey State Legislature shall become effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20. et.seq., a municipality may not award a contract with a value in excess of \$17,500 to a business entity that has made a contribution within one year of the date the contract is to be awarded that is reportable by the recipient under P.L. 1973, c.83 (C.19.44A-1 et seq.) to a municipal political party committee in that municipality if a member of that party is serving in an elective public office when such a contract is awarded or to any candidate committee of any person who is serving in an elective public office of the municipality when such contract is awarded, unless the contract is awarded under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et. seq.; and

WHEREAS, the Borough of Oceanport has need to engage various services including professional, consulting, management and other services and desires to do so through a fair and open process pursuant with N.J.S.A. 40A:11-1 et. seq.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that the use of competitive contracting for the following services is hereby authorized:

1. Information Technology Services;
2. Appraisal services for tax assessments;
3. Maintenance, custodial, and grounds-keeping services;
Consulting services;
4. Professional Architect
5. Management of Compost Facility
6. Any other services and extraordinary unspecifiable services as may
be appropriate to award pursuant to a fair and open process.

BE IT FURTHER RESOLVED, that the Borough Clerk is directed to advertise in accordance and pursuant to N.J.S.A. 19:44A-20.4, et.seq. and N.J.S.A. 40A:11-1 et. seq.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-312
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
SETTING THE DATE FOR THE ANNUAL REORGANIZATION MEETING FOR 2026**

**Resolution #2025-313
12/4/25**

WHEREAS, pursuant with the Borough's By-Laws, the Governing Body shall hold its annual reorganization meeting within the first seven (7) days of January of any year,

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Oceanport, County of Monmouth, State of New Jersey that the date established for the 2026 Annual Reorganization Meeting shall be Wednesday, January 7, 2026, at 7:00 PM.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to advertise said meeting in accordance with law.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-313
approved by the Oceanport Borough Council at the Regular
Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AWARDING A CONTRACT TO FIORE PAVING FOR CRACK FILLING AND POT HOLE REPAIR**

Resolution #2025-315

12/04/25

WHEREAS, the Borough of Oceanport needs to proceed with crack filling and pot hole repair on various streets and

WHEREAS, N.J.S.A. 40A:11-3(a) allows for the award of a contract without the necessity of public advertising for bids when the procurement is made through a Cooperative Purchasing System, and

WHEREAS, the recommendation is to contract with Fiore Paving 4 Fiore Court Oceanport, NJ 07757 which is available through the Monmouth Ocean Educational Services Contract for a total amount not to exceed \$40,300.00, and

WHEREAS, the Chief Financial Officer has confirmed that funds are available for the stated purpose as indicated below by the Certification of Funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council that the total price of \$40,300.00 from Fiore Paving 4 Fiore Court Oceanport, NJ 07757 pursuant with Monmouth Ocean Educational Services is hereby authorized subject to the State's approval of Oceanport's membership.

CERTIFICATION OF FUNDS

As required by N.J.S.A. 5:34-5.1, et. Seq., and any other applicable requirement, I, Catherine D LaPorta, Chief Financial Officer of the Borough of Oceanport, certify that there are sufficient uncommitted funds available in the Account #04-215-55-993-A01 in the amount of \$40,300.00 for the stated purpose

Catherine LaPorta

Catherine D LaPorta

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-315 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING A SHARED SERVICE AGREEMENT BETWEEN THE BOROUGH OF OCEANPORT AND
THE BOROUGH OF MONMOUTH BEACH FOR THE PROVISION OF FINANCIAL AND TAX
COLLECTOR SERVICES**

**Resolution #2025-317
12/4/2025**

WHEREAS, the "Uniform Shared Services and Consolidation Act" at N.J.S.A. 40A:65-1 et. seq. allows a local unit to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction, including services incidental to the primary purposes of any of the participating local units; and

WHEREAS, the Borough of Oceanport is a municipal corporation having its principal offices located at 910 Oceanport Way, Oceanport, New Jersey, 07757

WHEREAS, the Borough of Monmouth Beach is a municipal corporation having offices at 22 Beach Road, in the Borough of Monmouth Beach, Monmouth County, New Jersey; and

WHEREAS, the Borough of Oceanport and Borough of Monmouth Beach are desirous of entering into a Shared Services Agreement effective January 1, 2025, for the provision of financial and tax collector services for the period January 1, 2026 through December 31, 2026; and

WHEREAS, it is in the best interest of the Borough of Oceanport and the Borough of Monmouth Beach to enter into this Shared Services Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Oceanport hereby authorizes the Mayor and Borough Clerk to execute a Shared Services Agreement ("agreement") for the provision of financial and tax collector services between the Borough of Oceanport and the Borough of Monmouth Beach that incorporates the following additional terms and conditions:

1. The term of this Agreement shall be for the period January 1, 2026 through December 31, 2026.
2. The rate for the services shall be \$80,000.00 annually, with payments made in four (4) equal payments one each on January 15th, April 15th, July 15th and October 15th.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Administrator, Chief Financial Officer, the Tax Collector and the Borough of Monmouth Beach.

Motion:		Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT	
Deerin	()	()	()	()	
Gallo	()	()	()	()	
Keeshen	()	()	()	()	
Manna	()	()	()	()	
O'Brien	()	()	()	()	
Cooper	()	()	()	()	
Tvrdik	()	()	()	()	

I certify this to be a true copy of Resolution #2025-317 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AWARDING A CONTRACT FOR FIRE SECURITY SERVICES BETWEEN FIRE SECURITY
TECHNOLOGIES INC. AND THE BOROUGH OF OCEANPORT**

**Resolution #2025-323
12/04/25**

WHEREAS, the Borough of Oceanport is a duly organized Municipal Corporation (hereinafter referred to as "Borough") having principal offices at 910 Oceanport Way, Oceanport, New Jersey 07757; and

WHEREAS, the Borough of Oceanport has need of fire security services and the Purchasing Agent has recommended appointment of **Fire Security Technologies Inc. 1709 Hwy 34, Suite 7 Farmingdale, NJ 07727**; and

WHEREAS, the Borough has determined that the value of the services will exceed \$17,500.00 and desires to make the appointment by means of a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.B; and

WHEREAS, **Fire Security Technologies Inc. 1709 Hwy 34, Suite 7 Farmingdale, NJ 07727** has completed and submitted a Business Entity Disclosure Certification and Political Disclosure pursuant with **P.L. 2023, c.20**; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that:

1. **Fire Security Technologies Inc. 1709 Hwy 34, Suite 7 Farmingdale, NJ 07727** is hereby appointed to provide fire security services for calendar year 2025 for an amount not to exceed fifty-three thousand dollars (\$53,000).
2. The Purchasing Agent is hereby authorized to contract for services on behalf of the Borough of Oceanport subject to the availability of funds encumbered by purchase order on an as needed basis pursuant with N.J.A.C. 5:30-5.4

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and Political Contribution Disclosure Form be placed on file with the Borough Clerk with said contract.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-323
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AWARDING A CONTRACT FOR GOODS & SERVICES BETWEEN HOME DEPOT AND THE
BOROUGH OF OCEANPORT**

Resolution #2025-325

12/4/25

WHEREAS, the Borough purchases various goods and services through Home Depot for day to day operations as needed; and

WHEREAS, the Borough has need for additional goods & services available through Home Depot on State of New Jersey Contract 18-FLEET-000234 for MRO Supplies, Industrial Supplies, and Related Products and Services, for CY2025; and

WHEREAS, the Borough, having considered same desires to authorize purchases available through Home Depot and State Contract 18-FLEET-000234 to provide the Borough with MRO Supplies, Industrial Supplies, and Related Products and Services for an amount not to exceed \$25,000 for the anticipated term of January 1, 2025 through December 31, 2025 pursuant with N.J.S.A. 40A:11-3 et. seq.; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that:

1. Purchases of goods and services through Home Depot State Contract 18-FLEET-000234 is hereby authorized for calendar year 2025 for an amount not to exceed twenty five thousand dollars (\$25,000).
2. The Purchasing Agent is hereby authorized to contract for services on behalf of the Borough of Oceanport subject to the availability of funds encumbered by purchase order on an as needed basis pursuant with N.J.A.C. 5:30-5.4

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-325
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING THE PURCHASE OF EMERGENCY EQUIPMENT FROM EAST COAST
EMERGENCY LIGHTING, LLC THROUGH STATE CONTRACT FOR OCEANPORT POLICE
DEPARTMENT**

Resolution #2025-326

12/4/25

WHEREAS, Oceanport Police Department will soon be acquiring a 2025 Ford Utility Interceptor (Resolution #2025-283) which will require the outfitting of emergency equipment in said vehicle; and

WHEREAS, funds have been appropriated in the 2025 Budget for the purchase of said vehicle and outfitting of equipment for use by Oceanport Police Department ; and

WHEREAS, N.J.S.A. 40A:11-3(a), allows for the award of a contract without the necessity of public advertising for bids when the procurement is made through a State contract; and

WHEREAS, East Coast Emergency Lighting, LLC has submitted a proposal for the supply of emergency equipment for a total cost of \$24,996.15 of which \$24,996.15 is covered by state contract; and

WHEREAS, the recommendation is to award the contract to East Coast Emergency Lighting, LLC of 200 Meco Dr. Millstone Township, NJ 08535 for vehicle outfitting available through NJ State Contract #23-FLEET-68813 in the amount of \$24,996.15; and

WHEREAS, the Chief Financial Officer has confirmed that funds are available for the stated purpose as indicated below by the Certification of Funds,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the awarding of the contract to East Coast Emergency Lighting, LLC of 200 Meco Dr. Millstone Township, NJ 08535 pursuant with NJ State Contract #23-FLEET-68813 for a total amount not to exceed \$24,996.15 is hereby authorized.

CERTIFICATION OF FUNDS

As required by N.J.A.C. 5:34-5.1 et. seq., and any other applicable requirement, I, Catherine D. LaPorta, Chief Financial Officer of the Borough of Oceanport, certify that there are sufficient uncommitted funds available in Account #01-201-44-900-903 in the amount of \$24,996.15 for the stated purpose.



Catherine D. LaPorta, CFO

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-326 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING 2025 BUDGET APPROPRIATION TRANSFERS 12/4/25**

**Resolution #2025-327
12/04/25**

WHEREAS, it shall become necessary to expend for some of the purposes specified in the Budget an excess of the respective sums appropriated, and

WHEREAS, there is an excess in one or more appropriations over and above the amount deemed necessary to fulfill the purposes of such appropriations, and

WHEREAS, the transfers about to be authorized do not affect an appropriation to which or from which transfers are prohibited under the statutes.

NOW, THEREFORE, BE IT RESOLVED the following transfers between appropriations be authorized pursuant to N.J.S.A. 40A:4-58:

BUDGET TRANSFERS – 12/4/25

FROM:	AMOUNT	ACCOUNT
DPW O/E	\$20,000.00	01-201-26-300-200
ELECTRICITY	\$5,000.00	01-201-31-430-201
NATURAL GAS	\$5,000.00	01-201-31-430-205
STREET LIGHTING	\$5,000.00	01-201-31-430-207
LEGAL	\$5,000.00	01-201-20-155-200
 PLANNING BOARD	 \$5,000.00	 01-201-26-300-100
TOTAL	\$45,000.00	
DPW SW	\$20,000.00	01-201-26-300-100
PERS	\$5,000.00	01-201-36-471-200
SOCIAL SECURITY	\$20,000.00	01-201-36-472-200
TOTAL	\$45,000.00	

BE IT FURTHER RESOLVED that a copy of this resolution be filed forthwith with the Borough's Chief Financial Officer.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-327
approved by the Oceanport Borough Council at the
Regular Meeting held December 4, 2025

STEPHANIE KRAMER
ACTING BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING AGREEMENT
WITH VISUAL COMPUTER SOLUTIONS, INC. FOR POLICE OFF-DUTY
MANAGEMENT SERVICES**

**Resolution #2025-332
12/4/2025**

WHEREAS, the Borough Police Department has a need for services relating to the coordination and billing of off-duty employment of Police Officers for police related activities; and

WHEREAS, Visual Computer Solutions, Inc. ("VCS") submitted a proposal to the Borough for the provision of off-duty management services, including management of off-duty payment processing, payroll files, all at no cost to the Borough (the "Off-Duty Services"); and

WHEREAS, Jobs4Blue, a subsidiary of Visual Computer Solutions, Inc., is able to provide such services to the Borough and at no cost to the Borough; and

WHEREAS, pursuant to the provisions of N.J.S.A. 19:44A-20.B, VCS has completed and submitted a Business Entity Disclosure Certification and Political Contribution Disclosure Form which certifies that it has not made any reportable contributions to a political or candidate committee in the Borough of Oceanport in the previous one year; and

WHEREAS, the Borough Council believes it is in the best interests of the Borough to accept the Police Department's recommendation to enter into an agreement with VCS for Off-Duty Services to enhance the efficiency of Borough operations.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey, that it hereby awards a contract to Visual Computer Solutions, Inc. in an amount not to exceed the bid threshold with the Borough's Qualified Purchasing Agent; and

BE IT FURTHER RESOLVED that the Mayor is authorized to sign a contract with Visual Computer Solutions, Inc. in a form approved by the Borough Attorney; and

BE IT FURTHER RESOLVED that the Purchasing Agent is hereby authorized to contract for services on behalf of the Borough of Oceanport subject to the availability of funds encumbered by purchase order on an as needed basis pursuant with N.J.A.C. 5:30-5.4; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and Political Contribution Disclosure Form be placed on file with the Borough Clerk with said contract.

Motion:		Second:		
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Deerin	()	()	()	()
Gallo	()	()	()	()
Keeshen	()	()	()	()
Manna	()	()	()	()
O'Brien	()	()	()	()
Cooper	()	()	()	()
Tvrdik	()	()	()	()

I certify this to be a true copy of Resolution #2025-332 approved by the Oceanport Borough Council at the Regular Meeting held December 4, 2025.

STEPHANIE KRAMER
ACTING BOROUGH CLERK