



BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • REGULAR MEETING

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:**
3. **Flag Salute, Statement to the Public:**
4. **Roll Call:**

STATUS	NAME, TITLE	ARRIVED
PRESENT:	Councilman Richard Gallo Councilman Bryan Keeshen Councilman Michael O'Brien Councilwoman Patricia Cooper Councilman William Deerin Councilwomen Kara Manna Mayor Thomas Tvrdik	
ABSENT:		

ALSO PRESENT: Stephanie Kramer, Acting Borough Clerk
Katie Cassidy, Deputy Borough Clerk
Andrew Bayer, Borough Attorney
Donna M. Phelps, Administrator
Catherine D. LaPorta, Chief Financial Officer

5. **PUBLIC COMMENT - Action Items Only:** Mayor Tvrdik opened for public comment on action items. No one came forward to comment. Motion to close by Councilman O'Brien, seconded by Councilman Gallo.
Mayor Tvrdik announced we have no Ordinances on first readings.

6. **Administrator's Report:**

Business Administrator Donna Phelps presented the Administrator's Report. Ms. Phelps stated that the Borough received a check from the Treasury in the amount of \$154,124 for its portion of sports wagering revenue from Monmouth Park.

Administrator Phelps reported that the Borough received official notification from FEMA that its Community Rating has increased to Class 7. She explained that homeowners will now receive a 15% discount on flood insurance premiums, which is an increase from the previous 10% discount.

Administrator Phelps credited Borough Engineer Bill White and OEM Coordinator Buzz Baldanza for their work in achieving this improvement.

Administrator Phelps provided an update on Recreation Improvement Grants and stated that closeout documentation had been submitted for the Blackberry Bay Park Pool Area, with a grant reimbursement amount of \$68,888. She further reported that closeout documentation had also been submitted for Trinity Park, with a grant reimbursement amount of \$74,000. Administrator Phelps stated that the next round of grant applications is now open and is due February 13, with a recommended maximum award of \$75,000. She noted that she will coordinate with Councilman Deerin on and the Parks and Recreation Committee regarding the selection of the 2026 project.

Administrator Phelps provided an update on the Community Garden and stated that the Mayor had been copied in correspondence with Ellen Kahle. She further reported that Lunch Break received 115 pounds of food from Oceanport gardeners.

Administrator Phelps also acknowledged the accomplishments of 2025 and expressed appreciation to the Mayor and Council members, Acting Borough Clerk Stefany Kramer, Deputy Borough Clerk Katie Cassidy, as well as the department heads and Borough employees for their work and dedication.

Administrator Phelps concluded by announcing the Borough's holiday office schedule and stated that Borough Offices will be closed from Christmas Eve through the Monday following New Year's Day. She explained that department heads will monitor emails daily and return phone calls as needed.

Mayor Tvrdik announced that the Reorganization Meeting is scheduled for Wednesday, January 7, with a virtual meeting to be held on January 1 at 11:00 a.m.

7. **Clerk's Report:** Acting Borough Clerk Stephanie Kramer expressed appreciation for the support received throughout the year, noting it has been a very positive year for the Clerk's Office. She thanked Donna, Katie, the Mayor and Council, as well as Kim Parent and Deputy Clerk Katie Cassidy for their hard work. Ms. Kramer also acknowledged the Planning Board's activity in 2025, including projects such as Netflix, Riverwalk, and numerous residential applications, totaling 22 applications. She extended her gratitude to Kim Jungfer for mentorship and guidance provided to both the Clerk's Office and the Planning Board.
8. **First Reading Ordinances:** None.
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:

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

ABSTAIN:	None
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Ordinance No. 1117, approving the application for a long-term tax exemption and authorizing the execution of a financial agreement with Netflix, was taken up for second reading. Council President Cooper requested Acting Clerk Kramer to read the Affidavit of Publication and the proposed ordinance by title only. Acting Clerk Kramer read the Affidavit of Publication and the ordinance title into the record. Mayor Tvrdik asked the following Borough professionals to introduce themselves for the record: John Butow, Tax Assessor for the Borough of Oceanport; Matthew Jessup, Redevelopment Counsel with McManimon, Scotland & Baumann; and Michael Hanley, Financial Consultant with NW Financial Group. Each introduced themselves. Mayor Tvrdik then requested that the professional team provide a recap of the proposed agreement.

Matthew Jessup explained that the ordinance would authorize a long-term tax exemption and the execution of a financial agreement for the proposed studio project by Netflix. Mr. Jessup stated that the agreement establishes the terms of a Payment In Lieu of Taxes (PILOT), under which Netflix would make annual payments to the Borough of Oceanport in place of conventional property taxes for a period of thirty (30) years, commencing upon the closing of the property sale. He further advised that the total projected PILOT payments are expected to exceed \$64,000,000, in addition to approximately \$9,000,000 in land tax payments over the term of the agreement. Michael Hanley addressed the governing body and explained that a frequent question received from the public concerned how the financial figures for the agreement were determined. Mr. Hanley stated that the Borough's professionals spent approximately eighteen (18) months reviewing the scope of the project proposed by Netflix, conducting independent research, and engaging in roughly ten (10) months of negotiations to arrive at what they believe represents market value. He further advised that negotiations resulted in an agreement whereby the local taxation portion of the payments — specifically the amounts allocated to the municipality and the local school district — would be virtually one hundred percent (100%) paid by Netflix. Mr. Hanley noted that this portion of the payment will be directed to the school system and is guaranteed for the next thirty (30) years, providing a reliable and predictable revenue stream that will allow the Borough to plan financially for the future. John Butow addressed the governing body and stated that the proposed agreement presents a unique opportunity to convert a site currently producing minimal tax revenue into an estimated \$60,000,000 in value that would accrue for the benefit of the Borough's taxpayers. Mr. Butow explained that the revenue generated through the PILOT agreement associated with the project proposed by Netflix would help fund municipal obligations, thereby offsetting or potentially reducing the tax burden on Oceanport taxpayers.

Garry LaBruno, Oceanport resident, 51 Wyrndotte Avenue, addressed the governing body and stated that businesses such as Sears have gone out of business unexpectedly. Mr. LaBruno, asked what would occur if Netflix were to go out of business. Mayor Tvrdik responded that the property would be treated similarly to any other property owner in the Borough of Oceanport. He explained that, in the event of nonpayment, the obligation would be subject to the tax sale process, whereby another party could purchase the lien or assume the payment. The Mayor further noted that if the property were sold, the

agreement would transfer to the new owner. Mr. Labruno then asked, if Netflix went out of business and the property remained vacant for a number of years, would the Borough be responsible for the PILOT payment during that period. Matthew Jessup, responded that failure to make a PILOT payment would trigger a tax lien in the same manner as a delinquent property tax. He explained that the municipality conducts an annual tax sale at which investors may purchase such liens, ensuring the municipality receives payment. Mr. Jessup added that, if no investor were to purchase the lien, the municipality would have the ability to foreclose on and monetize the property.

Mayor Tvrdek added that, under normal taxation, if a future owner were to acquire the property and remove the improvements, the Borough could lose the improvement value. Under the PILOT agreement, however, even if the improvements were demolished, the PILOT payment obligation would remain in effect.

Glen Dalakian, Oceanport resident, 475 Port Au Peck Avenue, addressed the governing body in support of the PILOT program, noting it provides stability to the Borough. Mr. Dalakian asked why the agreement includes a 2% annual assessment cap instead of a 3% projection and inquired about comparable studio PILOT programs in other municipalities.

John Butow, Tax Assessor, responded that the 2% cap aligns with typical budgetary cap. It includes a 5% escalator on a portion of the payments, ensuring revenues remain historically consistent. He explained that the final figures are negotiated with the developer. Mr. Butow further noted that film industry properties commonly receive tax incentives nationwide and cited Albuquerque, New Mexico, as a comparison. He highlighted that the Netflix agreement provides the Borough with a \$3,000,000 benefit, with Netflix paying approximately 85% of the local taxation, representing nearly the full local tax obligation.

Mark Patterson, Oceanport resident, addressed the governing body to thank the Finance Committee, the Committee Chair, and Mayor Tvrdek for attending a recent board meeting to discuss the PILOT program. Mr. Patterson noted that recent legislation often requires municipalities to coordinate with school boards, and he commended the Borough for voluntarily fostering a strong relationship with the Oceanport School Board. He stated that this collaboration serves as a positive model for other municipalities in the state.

Bill Sverapa, Oceanport resident, asked whether the agreement would be renegotiated if additional improvements were made to the project. Mayor Tvrdek responded that the PILOT pertains only to Phase 1A of the project and not to the larger 400 District. He noted that Phase 1A covers improvements on approximately 27 acres of the McAfee Center, while the 400 District includes 80 acres, 50 of which are developable, and that future negotiations would address those areas separately. Mr. Sverapa asked whether the stated \$9,000,000 in land tax is annual. Michael Hanley, Financial Consultant to the Municipality, clarified that the land tax will be conventionally assessed over the 30-year period. Mr. Sverapa also asked about Netflix's upfront contribution. Mayor Tvrdek explained that unlike Eatontown, which required nearly \$50,000,000 upfront for infrastructure, Oceanport did not request upfront funds because the Borough's infrastructure is in good condition. Councilman O'Brien noted that Oceanport taxpayers will benefit from immediate relief

through the structured stream of PILOT payments, in contrast to other municipalities such as Eatontown. Mayor Tvrdik added that the financial impact of the project will be reflected in residents' 2027 tax bills once the project receives its Certificate of Occupancy. Motion to close public hearing Motion by Councilman O'Brien, seconded by councilwoman Manna. Councilwoman Cooper stated, I'd like to make a motion and adopt this ordinance and advertise in accordance with the law.

Mayor Tvrdik expressed his sincere gratitude to all individuals who worked diligently to analyze the financial figures and negotiate the terms and conditions of the agreement presented at the public hearing, noting the historic significance of the vote. Mayor Tvrdik noted that the Netflix project is expected to create new jobs, stimulate local businesses, and strengthen the long-term economic health of the Borough of Oceanport. He highlighted that the former military base, previously abandoned and non-revenue generating, will now contribute tax revenue for the first time. This revenue will support municipal services, reduce pressure on homeowners, and promote a more sustainable financial future for the Municipality.

10. Action Items:

Resolution #2025-299 - Accepting Resignation and Retirement of Michael Chenoweth:

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

Resolution #2025-300 - Appointing Patrolman Malik Jenkins:

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

Resolution #2025-314 - Appointing Christian J. Archinaco as Patrolman I:

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
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Resolution #2025-316 - Authorizing a Contract with Shore BOE for Student Transportation 2025-2026: Councilman O'Brien noted discussions with Shore Regional regarding student busing costs, estimating \$52,000, and plans to explore cost reductions moving forward.

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

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

Resolution #2025-319 - Amending Personnel Policies and Procedures Manual:

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 #2025-320 - Amending the Salary Resolution:

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

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

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

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

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

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

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

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

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

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

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

NAYS:	None
ABSTAIN:	None

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

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

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

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

11. Consent Agenda:

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#2025-298 - 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 Deerin commended the success of the Christmas Spectacular, thanking Kelle Burrough and her staff for their efforts, as well as Mike Aboud and his group. He also acknowledged the contributions of the DPW, Police Department, Recreation Committee, and all others involved, expressing gratitude for the support and dedication shown throughout the year.

Councilman Gallo - Public Works & Engineering : Councilman Gallo reported that the Borough received a DOT grant for Port Au Peck Avenue, Phase Two, from Pocono to Mount Boulevard, in the amount of \$253,584. He reminded residents to have their leaves out for Public Works pickup before the end of the

year and expressed appreciation to the Public Works Department for their excellent work.

Councilman Keeshen - Public Safety : Councilman Keeshen extended congratulations to the Captain, the firefighters, and the newly appointed officers, welcoming them to the force. He thanked Chief Gallo for a successful year and expressed appreciation to the State Squad and OEM. Councilman Keeshen noted ongoing collaboration with both volunteer and state professionals within the Public Safety Department.

Councilman O'Brien - Finance and Administration: Councilman O'Brien reported a successful year for Finance and Administration, noting the recent successful negotiation of the garbage contract and the PBA contract. He highlighted the Council's approval of the Netflix financial agreement, recognizing the extensive analysis and effort involved. Councilman O'Brien expressed gratitude to the Borough Administrator, Chief Financial Officer, all Borough staff, members of the governing body, Mayor Tvrdik, and Borough Attorney Andy Bayer for their continued hard work throughout the year.

Councilwoman Manna - Health and Human Services :

Councilwoman Manna thanked the governing body and the residents for their support. She reported that the Water Watch and Environmental Committees continue their work and stated that plans are underway to organize more than 30 years of records in the upcoming year.

Councilwoman Manna congratulated the Shore Regional Girls Soccer Team on earning their sixth state championship. She also recognized Frank Pingitore for over 30 years of service on the Shore Regional School Board and noted that his final board meeting will be held on December 18.

Councilwoman Manna provided updates on several upcoming educational and community events. She reported that the Superintendent's Coffeehouse will be held on December 8th at 6:00 p.m., with the topic focusing on artificial intelligence with high school students. She announced that a Parent Mental Health Forum would take place on December 17th from 5:00 p.m. to 5:45 p.m. at the Wolf Hill Media Center. She also stated that the Maple Place School Winter Concert will be held on December 11th at 6:00 p.m., and the Wolf Hill School Winter Concert will take place on December 18th at 6:00 p.m.

Councilwoman Manna further reported that the Oceanport Board Event Meeting is scheduled for December 17th at 6:00 p.m. at Wolf Hill School. She announced that Winter Break will take place from December 24th through January 2nd, with schools reopening on January 5.

Councilwoman Manna also announced that Pre-School Registration for the 2025–2026 school year officially opened on December 2nd and will close on January 9th for new students only. She stated that registration packets will be accepted at the Wolf Hill School Main Office between the hours of 9:00 a.m. and 2:00 p.m., and explained that any

registrations received after January 9th will be placed on a waitlist.

Councilwoman Cooper - Planning and Development: Council President Cooper congratulated Captain Michael Chenoweth on his retirement and thanked him for his years of service. She also congratulated Malik Jenkins and Christian Archinaco on their appointments and Gianna Tafuri for passing her Court Administrator certification. Council President Cooper expressed appreciation to the Planning Board and its members for their ongoing work. She also reported that First Aid received approval for the 2026 bingo dates, beginning January 10th and continuing monthly thereafter.

13. **Mayor Tvrdik's Report:** Mayor Tvrdik provided updates on the road and sewer programs, noting that pipes for the sewer project will be delivered at Blackberry Bay Park in front of the basketball court. He commended the success of the Holiday Extravaganza, thanking Councilman Deerin, the team, and Kelle for their efforts. The Mayor announced that the Menorah Lighting will be held on December 15th at 5:00p.m. at Cowan Park. He expressed gratitude to Borough staff, the governing body, Borough Attorney Andy Bayer, volunteers, emergency responders, the Historical Committee, Planning Board members, OEM, and the School District for their dedication and service to the Borough of Oceanport.
14. **Public Comments:** James Wolfson, Oceanport resident, 28 Wolf Hill, thanked the Mayor, Council, and Borough staff for their service and expressed appreciation for their continued dedication and hard work.
15. **Adjournment:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilwomen Kara Manna
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