



BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • REGULAR MEETING

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

NOVEMBER 6, 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 asked if anyone in attendance wished to discuss any of the Action Items to come to the microphone and state their name and address. There were no comments from the public. Councilman O'Brien made a motion to close this portion of the meeting, and Councilman Deerin seconded the motion.
6. **Administrator's Report:** Borough Administrator Phelps stated she had nothing to report.
7. **Clerk's Report:** Acting Clerk Kramer stated she had nothing to report.
8. **Consent Agenda:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman Richard Gallo

AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Mayor Tvrdik stated that Resolution 2025-287, Amending the Job Description for the Fire Official, would be pulled. He then asked if any members of Council wished to have any other resolutions pulled separately. Councilman Deerin requested clarification regarding the resolution pertaining to the picnic tables at Charles Park. Borough Administrator Phelps explained that the existing tables are in poor condition, with metal exposed that could potentially cut or injure someone. She stated that the Borough would be using the same company that has been used on several prior occasions. Councilwoman Cooper made a motion to approve and Councilman Gallo seconded.

Resolution #2025-280 - Payment of Bills:

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

Resolution #2025-281 - Tax Sale Certificate 25-00006:

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

Resolution #2025-282 - Tax Sale Certificate 25-00008:

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

Resolution #2025-283 - Authorizing the Purchase of a Utility Vehicle from Gentilini Motors:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman Richard Gallo

AYES:	Richard Gallo, Bryan Keeshen, Michael O'Brien, Patricia Cooper, William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

Resolution #2025-284 - Authorizing an Agreement with MCSPCA for Animal Control Services 2026:

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

Resolution #2025-285 - Approving Special Event Permit for the Monmouth Behavioral Therapy Group Holiday Party:

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

Resolution #2025-286 - Approving Renewal of Membership with Central New Jersey Health Insurance Fund:

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

Resolution #2025-287 - Amending Job Description for Fire Official: TABLED.

Resolution #2025-288 - Accepting Donation of Equipment-Generator for Public Works from FMERA:

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

NAYS:	None
ABSTAIN:	None

Resolution #2025-289 - Amending the Budget for Monmouth County Open Space Grant:

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

Resolution #2025-290- Resolution Awarding a Contract to Amazon for Various Goods and Services:

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

Resolution #2025-291 - Authorizing Purchase of Fire Dept Equipment Through State Contract:

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

Resolution #2025-292 - Authorizing a Contract for Picnic Table at Charles Park Through The Educational Services Commission:

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

Resolution #2025-293 - Appointing Michael Scarpino as an Hourly Laborer for the

Public Works Dept:

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

Resolution #2025-294 - Authorizing Waiver of Street Opening Moratorium for 69 Horseneck Point Road:

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

Resolution #2025-295 - Authorizing 2025 Budget Appropriation Transfer 11-6-25:

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

Resolution #2025-296 - Awarding a Contract for Nicodemus Ave Roadway Construction and Realignment Project:

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

Resolution #2025- 297 - Requesting Waiver of 390-19(F) - 449 Port Au Peck Ave:

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

	William Deerin, Kara Manna
NAYS:	None
ABSTAIN:	None

9. First Reading Ordinances:

Ordinance #1117 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:

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

Councilwoman Cooper called for the introduction of an ordinance for the Borough to approve an application for a long-term tax exemption. Acting Clerk Kramer read the proposed ordinance by title only: "Approving Application for a Long-Term Tax Exemption and Authorizing the Execution of a Financial Agreement with Netflix Oceanport Urban Renewal LLC." Councilwoman Cooper made a motion to approve the ordinance and to hold a public hearing at the December 4, 2025, meeting and to advertise the ordinance in accordance with law. Councilman O'Brien seconded the motion.

10. Second Reading & Public Hearing Ordinances:

NONE:

11. Council Standing Committee Reports:

Councilman Deerin - Parks & Recreation:

Councilman Deerin encouraged residents to follow the Borough on Facebook and stated that preparations are underway for the Christmas Extravaganza. He noted that the event is expected to be fabulous and that there will be many more vendors than in the previous year. He also announced that a Veterans Day service would be held at Borough Hall. Councilman Deerin concluded by thanking the Department of Public Works for all of their work on the fields throughout the Borough.

Councilman Gallo - Public Works & Engineering :

Councilman Gallo announced that the Road Paving Program was approved last month and shared that Port Au Peck from Pocano to Genesee Ave and at Blackberry Bay Park on the parking side will be receiving curbs and sidewalks and will be repaved. He noted that Burnt Mill Circle would be receiving a new gas line.

Councilman Keeshen - Public Safety: Councilman Keeshen stated that the Office of Emergency Management has been busy with the recent storms that have come through. He also noted that the Fire Department has been active and that the Police Department has experienced an increase in the volume of calls. Councilman Keeshen thanked Sean Golden and the Sheriff's Department for getting a project underway to add cameras to Gatta Park.

Councilman O'Brien - Finance & Administration : Councilman O'Brien extended his condolences to the family of Bob Kelly. He also congratulated Councilwoman Cooper and Councilman Manna on their victories. Councilman O'Brien thanked the Borough professionals who assisted with the discussions regarding the financial agreement and for their transparency throughout the process.

Councilwoman Manna - Health and Human Services:

Councilwoman Manna asked everyone to mark their calendars for the second Monday of every month for the Environmental and Water Watch meetings. She invited the representative of the Superfund Act to attend one of the meetings to share her information.

Councilwoman Cooper - Planning and Development : Councilwoman Cooper expressed her condolences to the Kelly Family. She thanked everyone for their vote in the recent elections. She announced that the Planning Board meeting would be held on Wednesday instead of Tuesday due to Veterans Day. She also shared that the First Aid Squad's bingo of the year will take place on Saturday, November 15th, 2025.

12. Mayor Tvrdek's Report:

Mayor Tvrdek congratulated Councilwoman Cooper and Councilwoman Manna on their victories and stated that they are instrumental to the success of Oceanport. He thanked Administrator Donna Phelps and Borough Attorney Andy Bayor for their work and time on the Netflix agreement. Mayor Tvrdek discussed how the deal first began in 2022 and described the amount of work that had taken place over the past week, including matters related to health insurance, PBA contracts, and the closing on 40 acres of open space. He discussed the total amount for the open space acquisition and stated that it was a win for Oceanport.

Mayor Tvrdek also announced that collections were being organized for federal workers and employees who are currently not receiving paychecks. He stated that Officer Henry is collecting donations for those impacted by the storm in Jamaica. Mayor Tvrdek announced that the speed limit on Port Au Peck would be reduced and stated that a study had been completed. He also shared information about several upcoming events in Oceanport, including ribbon cuttings for new local businesses.

13. Public Comments:

Resident Gary LaBruno sought clarification regarding the road program, specifically whether there

would be a water main replacement on Port Au Peck once the water company completed its work. Mayor Tvrdik explained the various grants and phases associated with the replacements and stated that Port Au Peck would not be paved until the Sommers Park project is complete.

Councilman Keeshen motioned to close public comments and Councilwoman Cooper seconded.

14. Adjournment:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Councilman Richard Gallo
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