



BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • WORKSHOP

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

DECEMBER 4, 2025 at 7:00 PM

1. **Meeting Called to Order:**
2. **Statement of Compliance with Open Public Meetings Act:**
3. **Flag Salute, Statement to the Public:**
4. **Roll Call:**

STATUS	NAME, TITLE	ARRIVED
PRESENT:	Councilman Richard Gallo Councilman Bryan Keeshen Councilman Michael O'Brien Councilwoman Patricia Cooper Councilman William Deerin Councilwomen Kara Manna	
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 announced that the public comment portion would be limited to action items only. He advised that any comments regarding the potential financial agreement with Netflix should be held for the Regular Meeting. Toni Sverapa, 155 Comanche Drive, addressed the Council. Mrs. Sverapa stated that while reviewing the agenda, she noticed an item regarding approval of a Community Benefits Agreement and asked if the Council could provide an explanation of that item. Mayor Tvrdik explained that, as part of the Aspire funding application pursued by Netflix, the company is required to provide a community benefit to the Borough of Oceanport in the amount of \$3,000,000, with funds expected within ten (10) days of closing. The Mayor stated that a Community Benefits Committee must be established within six (6) months of executing the agreement. The committee will serve in an advisory capacity. Mayor Tvrdik noted that a call for volunteers has been issued, three individuals have signed up, and he will appoint the members, with no fewer than three members on the committee. The administration anticipates formally establishing the committee by the February meeting.

6. Action Items:

Public Hearing- Community Benefits Agreement between Borough of Oceanport, Netflix, Inc. and NJEDA:

Glenn Langan, 475 Port-Au-Peck Avenue, approached the podium and stated that he had several questions regarding the PILOT program and inquired whether it was appropriate to ask them at that time. The Mayor advised that those questions should be held for the public hearing to be conducted during the Regular Meeting following the Workshop, at which time all members of the public and professionals would be present to address such matters. Mr. Langan acknowledged and thanked the Mayor. There being no further comments on action items, a motion was made by Councilman O'Brien and seconded by Councilman Deerin to close the public comment portion. On roll call, all present voted in favor. The Mayor then opened the public hearing on the Community Benefits Agreement between the Borough of Oceanport and Netflix and invited members of the public to come forward, state their name and address, and provide comments.

Mark Patterson, 40 Iroquois Place, approached the podium and inquired as to the authority of the proposed Community Benefits Committee. Specifically, he asked whether the committee would function in an advisory capacity or if it would have authority to allocate the funds independently, or if final approval would rest with the governing body. The Mayor responded that the committee would serve in an advisory capacity and would make recommendations regarding appropriate projects, but that all final approvals would require action by the Mayor and Council through resolution. Mr. Patterson acknowledged the explanation and thanked the Mayor.

There being no further comments, and hearing none from the public, a motion was made by Councilman O'Brien and seconded by Councilwoman Manna to close the public hearing. On roll call, all present voted in favor.

- 7. Administrator's Report:** Borough Administrator Donna Phelps announced that she would give her report during the Regular Meeting.
- 8. Clerk's Report:** Acting Clerk Stephanie stated she would give her report during the Regular Meeting.
- 9. Old Business:** NONE
- 10. New Business:**

Resolution - Payment of Bills:

Resolution - Accepting Resignation and Retirement of Michael Chenoweth:

Resolution - Appointing Patrolman Malik Jenkins:

Resolution - Approving Hunter Metzler for Fire Department Member:

Resolution - Approving Sebastian Chenery for Fire Department Member:

Resolution - Renewing Shared Service with Monmouth Beach for Use of Vehicle by Fire Official:

Resolution - Awarding a Contract for Abandoned Hydrant Removal to T.R. Weniger Inc.:

Resolution - Awarding a Contract to Aspirant for Consulting Services for the Oceanport Police Department:

Resolution - Renewing SCAT Agreement with Monmouth County for 2026:

Resolution - Authorizing an Agreement with OPBOE for School Resource Officer:

Resolution - Authorizing an Interlocal Agreement with OPBOE for Class III SLEOs:

Resolution - Amending 2025 Budget for BOE SLEO III Shared Service:

Resolution Tax Sale Certificate 09-00009:

Resolution - Overpayment Refund for 79 Driftwood Circle:

Resolution - Authorizing Competitive Contracting for 2026 Services:

Resolution - Setting the Date for the 2026 Reorganization Meeting:

Resolution - Appointing Christian J. Archinaco as Patrolman I:

Resolution - Awarding a Contract to Fiore Paving for Crack Filling and Pot Hole Repair:

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

Resolution - Authorizing a Shared Service Agreement with Monmouth Beach for the Provision of Financial and Tax Collector Services:

Resolution - Authorizing the Mayor to Execute an Agreement with the PBA :

Resolution - Amending Personnel Policies and Procedure Manual:

Resolution - Amending the Salary Resolution:

Resolution - Re-Appointing Django Wiegers as Acting Construction Official :

Resolution - Authorizing a Salary Increase to Gianna Tafuri as per Employment Agreement:

Resolution - Awarding a Contract to Fire Security Technologies Inc. for Fire Security Services :

Resolution - Authorizing an Exception of Chapter 267_Noise_for the Riverside

Avenue Project :

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

**Resolution - Authorizing The Purchase of Equipment Through East Coast
Emergency Lighting:**

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

Resolution - Authorizing 2025 Budget Appropriation Transfer 12-4-2025:

Resolution - Approving Escrow Funding Agreement with Netflix:

Resolution - Approving Developer's Agreement with Netflix :

Resolution - Approving Community Benefits Agreement with Netflix and NJEDA:

Resolution - Approving Noise Exception (Netflix):

11. Minutes:

Mayor & Council Workshop Minutes 10-2-25: Mayor Tvrdik asked Councilman Gallo if he had time to review the minutes because he was absent. Councilman Gallo confirmed he has.

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

Mayor & Council Regular Meeting Minutes 10-16-25:

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

12. Mayor Tvrdik's Report: Mayor Tvrdik stated he would give his report in the Regular Meeting.

13. Public Comments: There were no public comments.

14. Adjournment:

RESULT:	ADOPTED (6 TO 0)
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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

Respectfully submitted,

Stephanie Kramer
ACTING BOROUGH CLERK