



## **BOROUGH OF OCEANPORT MAYOR & COUNCIL MINUTES • WORKSHOP**

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

**MARCH 12, 2026 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:**

<b>STATUS</b>	<b>NAME, TITLE</b>	<b>ARRIVED</b>
<b>PRESENT:</b>	Councilman Richard Gallo Councilman Bryan Keeshen Councilman Michael O'Brien Councilman William Deerin Councilwoman Kara Manna Mayor Thomas Tvrdik	7:06pm
<b>ABSENT:</b>		

**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. **Discussion :**

### **Monmouth Park Redevelopment Phase II - Presentation:**

Jennifer Phillips Smith, Attorney with FBT Gibbons on behalf of the New Jersey Sports and Exposition Authority, along with Nick Talvacchia of The Bailey Development Group and Dennis Drazin, Chairman and CEO of Monmouth Park Racetrack, presented an update on the proposed Monmouth Park Youth Sports Complex master plan, including a youth sports complex and additional residential development. Mayor Tvrdik expressed support for the youth sports complex but reiterated his opposition to exceeding the previously established cap on residential housing units.

During public comment, Gary LaBruno, 51 Wyondotte Avenue, raised concerns regarding traffic impacts and the location of the proposed residential development. Kristen Gillette, 41 Summerfield Avenue, opposed relocating the residential component closer to her

neighborhood. Vanessa Hentschel, 37 Summerfield Avenue, supported the youth sports complex but questioned the inclusion of additional residential development. Mark Patterson, 40 Itaska Place, supported the project and suggested expanding the athletic field component. Bill Sverapa, 155 Comanche Drive, requested additional financial information and transparency regarding the proposal. James Whitson, 28 Wolf Hill Avenue, expressed concerns regarding the potential impacts of the non-age-restricted residential component on schools, municipal services, and taxes. Roseanne Letson, 50 Deerpath Court, Tinton Falls, supported age-restricted housing but urged careful consideration of the residential component. Jake Davidson, 1216 Turf Drive, supported Monmouth Park's continued success while raising concerns regarding traffic, infrastructure, and residential density. Brian Liebler, 36 Morris Place, questioned the Borough's financial benefits and role in the project, prompting discussion regarding tax revenues, sports wagering revenues, and potential future agreements. Mike Matthews, 22 Wardell Circle, discussed opportunities to modernize Monmouth Park, including alternative racing schedules and other revenue-generating attractions, while suggesting expansion of the sports complex. Edward Verdi, 20 Monmouth Court, advocated for additional athletic fields and a reduced residential component. Andrew Haas, 203 Comanche Drive, expressed concerns regarding construction impacts and stormwater runoff.

In response, Dennis Drazin discussed the economic importance of the horse racing industry and Monmouth Park's ongoing efforts to remain financially viable in a changing gaming and entertainment environment. He stated that the proposal is intended to support the long-term success of Monmouth Park and emphasized the applicant's commitment to continuing discussions with the Borough and residents as the project advances. Public comment was then closed.

**6. Proclamation:**

**The Chargers Basketball Team:** Mayor Tvrdik presented the Chargers Basketball Team with a Proclamation.

**7. PUBLIC COMMENT - Action Items Only:** There were no public comments. Councilman Deerin made a motion to close the public comment section and Councilman Gallo seconded.

**8. Administrator's Report:**

Borough Administrator Phelps reported that the Borough has received its FilmReady certification from the New Jersey Economic Development Authority. She explained that the certification program helps municipalities prepare for and attract film and television productions and will provide Oceanport with additional opportunities to promote local assets, including parks, historic sites, and Monmouth Park, as filming locations.

Borough Administrator Phelps advised the governing body of a request from a local youth baseball organization to donate and install removable bases at Community Center Field to accommodate 50/70 field dimensions for 11U and 12U baseball play. She noted that the improvements would not affect the existing field configuration and would remain available for use by local teams. The request was presented to the governing body for consideration, subject to appropriate insurance and approval requirements.

**9. Action Items - Consent Agenda :**

**Resolution #2026-90- Payment of Bills:**

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

**Resolution 2026-91 - Authorizing the Approval and Issuing of New Liquor License - Parkers Creek LLC 2024-2025:**

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

**Resolution #2026-92 - Authorizing the Approval and Issuing of New Liquor License - Parkers Creek LLC 2025-2026:**

<b>RESULT:</b>	<b>ADOPTED (5 TO 0)</b>
<b>MOVER:</b>	Councilman Michael O'Brien
<b>SECONDER:</b>	Councilman Bryan Keeshen
<b>AYES:</b>	Richard Gallo, Bryan Keeshen, Michael O'Brien, William Deerin, Kara Manna

<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**Resolution #2026-93 - Authorizing a Service Agreement with West Long Branch for Court Admin Duties:**

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

**Resolution #2026-94 - Authorizing Special Events Permit to Birdsmouth Brewery Bikes and Beers:**

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

**Resolution #2026-95 - Authorizing an Exception to Noise Ordinance-Phase A Drainage Project:**

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

**Resolution #2026-96 - Authorizing Mayor to Execute a Consent to the Assignment of an Agreement to Lightpath Fiber Infrastructure:**

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

**Resolution #2026-97 - Authorizing a Refund of Overpayment 65 Main St - John**

**Desider-Vet-Exempt:**

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

**Resolution #2026-98 - Approving Jonathan Tucholski for Oceanport First Aid Membership:**

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

**Resolution #2026-99 - Authorizing the 2025-2026 Fourth Round Spending Plan:**

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

**Resolution #2026-100 - Authorizing Redemption of Tax Sale Certificate #25-00002 for Block 13 Lot 21 59 Monmouth Blvd.:**

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

**Resolution #2026-101- Accepting the Resignation of Steven Briskey:**

<b>RESULT:</b>	<b>ADOPTED (5 TO 0)</b>
<b>MOVER:</b>	Councilman Michael O'Brien
<b>SECONDER:</b>	Councilman Bryan Keeshen
<b>AYES:</b>	Richard Gallo, Bryan Keeshen, Michael O'Brien, William Deerin, Kara

	Manna
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**Resolution #2026-102 - Authorizing a Refund to FMERA for Study of Dredge Husky Brook Pond Pursuant to the MOU:**

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

**10. First Reading Ordinances:** Acting Clerk Stephanie Kramer, read the Ordinances by title only.

**Ordinance #1121 - Amending Chapter 115- Adjusting the Time Alcohol May be Served on Licensed Premises on Sunday:**

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

**Ordinance #1122 -Amending Chapter 279 - Parks and Recreation Areas - Fee Schedule - Establishing Fees at Mike MacStudy Field:**

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

**11. Mayor Tvrdik's Report:**

Mayor Tvrdik reported that he had received a call from longtime volunteer Fred Filippone, who expressed his appreciation for the assistance and support provided by the Oceanport Police Department to the First Aid Squad. The Mayor thanked Chief Grimes and the members of the Police Department for their service and also encouraged residents to consider volunteering with local emergency service organizations.

The Mayor advised that his upcoming Mayor's Message would include updates on Borough infrastructure projects, Netflix, and Monmouth Park. He provided an update on the New Jersey American Water improvements in Blackberry Bay, noting that utility work is nearing completion and that roadway paving is anticipated to begin in June or July. He stated that the Borough is coordinating with New Jersey American Water to maximize roadway improvements and continue the paving of streets throughout the peninsula area over the coming years.

The Mayor also provided an update on the ongoing infrastructure work at Somers Park related to the regional sewer project. He reported that construction activities are expected to continue through the year, including a period of extended operations necessary to complete installation of the tunnel and pipeline connection. He noted that the Borough's goal is to restore and improve Somers Park following completion of the project and that members of the Somers family are expected to be involved in future park planning and beautification efforts.

12. **Public Comments:** During public comment, Roseanne Letson of Tinton Falls, announced an upcoming free program sponsored by the Historical Committee to be held on March 31 at the Old Wharf House. She noted that the event would feature a presentation by historian Melissa Ziobro, along with a musical performance by students from Monmouth University. Ms. Letson also promoted upcoming Historical Committee events leading up to the Fourth of July celebration. Ms. Letson inquired about the status of Blackberry Bay Park and whether it would be available for the annual Army Band concert scheduled for June 30. Mayor Tvrdik responded that the park would remain available for public use during summer and that construction activities associated with the utility project were not expected to interfere with the event. Councilman O'Brien motioned to close the meeting and Councilwoman Manna seconded.
13. **Adjourn to Executive Session:** The Executive Session was tabled.

**Resolution #2026-103- Authorizing an Exec. Session - Relating to Litigation:**

14. **Return From Executive Session:**

15. **Adjournment:**

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

Respectfully submitted,

Stephanie Kramer

ACTING BOROUGH CLERK