



BOROUGH OF OCEANPORT MAYOR & COUNCIL WORKSHOP • AGENDA

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

APRIL 3, 2025 at 7:00 PM

1. **Meeting Called 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. Where 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. **Consent Agenda**

Resolution #2025-122 - Payment of Bills

Bill List - 4/5/25

Resolution #2025-123 - Approving Jana Ann Bond for First Aid Membership

Chief's Approval Letter

Resolution #2025-124 - Approving Karl Larose for First Aid Squad Membership

Chief's Approval Letter

Resolution #2025-125 - Authorizing Release of MPCC Performance Guarantees

Resolution #2025-126 - Authorizing FMERA Refund for Demolition of Buildings 550 & 551

Resolution #2025-127 - Determining that the Maria Gatta Phase III Project (Lighting)

Complete

Resolution #2025-128 - Awarding Contract to lamello Architectural for Bathrooms at Blackberry Pool Area

lamello Proposal

Resolution #2025-129 - Rejecting RFPs for Architectural Services

7. Minutes

1-16-25 Mayor and Council Regular Minutes

2-6-25 Mayor and Council Regular Minutes

2-20-2025 Mayor and Council Regular Minutes

3-6-2025 - Mayor and Council Workshop Minutes

3-20-2025 Regular Meeting Minutes

8. First Reading Ordinances

Ordinance #1107 - Amending Chapter 284 "Peace and Good Order"

Ordinance #1108 - Amending Chapter 64 (Vehicles and Traffic)

9. Second Reading Ordinances - Ordinance #1106 is being withdrawn

Ordinance #1106 - Amending Chapter 317, "Trees" - Incorporating Stormwater Requirements

10. Clerk's Report

11. Administrator's Report

12. Mayor Tvrdik's Report

13. Public Comments

14. Adjourn to Executive Session

Resolution Authorizing Executive Session - Matters Relating to the Purchase, Lease or Acquisition of Real Property and Relating to the Employment Relationship

15. Return from Executive Session

16. Adjournment

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING PAYMENT OF BILL LIST
FOR APRIL 3, 2025**

**Resolution #2025-122
4/3/2025**

WHEREAS, the Governing Body has considered the payment of said bills as set forth at its public meeting of April 3, 2025.

BE IT RESOLVED, by the Mayor and Council that the bills be paid as on the attached bill list for \$1,729,014.44.

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 D. LaPORTA, CFO

Motion:

Second:

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

I certify this to be a true copy of Resolution #2025-122 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

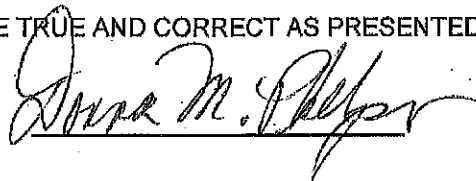
STEPHANIE KRAMER
DEPUTY BOROUGH CLERK

**BOROUGH OF OCEANPORT
BILL LIST**

3-Apr-25

PAYEE	AMOUNT
PAYROLL ACCOUNT	\$184,193.37 PR #7
dcrp	\$442.18
READY FRESH	\$78.93
NJ MOTOR VEHICLE COMMISSION	\$60.00
GRANT FUND	\$7,066.18
CAPITAL	\$0.00
DOG REGISTRY TOTAL	\$545.85
OPEN SPACE TRUST TOTAL	\$4,123.10
SUI	\$0.00
UCC TRUST	\$25,862.72
TRUST OTHER TOTAL	\$1,200.00
ESCROW TRUST TOTAL	\$2,295.00
NON BUDGETARY	\$1,328,369.80
2024 VOUCHERS PAID THIS MEETING	\$32,623.25
2025 VOUCHERS PAID THIS MEETING	\$142,154.06
TOTAL	\$1,729,014.44

I CERTIFY THAT THE ABOVE ITEMS ARE TRUE AND CORRECT AS PRESENTED



List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
Current Fund			
1658 - AMAZON CAPITAL SERVICES, INC	PO 19123 Flash drives - Records	62.85	
	PO 19251 ADMIN SUPPLIES	36.98	
	PO 19255 Egg Scramble	67.31	167.14
1972 - AUTOMATED BUILDING CONTROLS	PO 19025 VENT DRAFT EXHAUST AWAY FROM WINDOWS BOR	889.22	
	PO 19394 SERVICE CALLS + REPAIRS	577.50	1,466.72
1751 - BOROUGH OF RUMSON	PO 19316 TRUCK PURCHASE	27,500.00	27,500.00
1987 - CINTAS CORPORATION NO 2	PO 19421 MONTHLY RUG CLEANING BOROUGH HALL + PD	282.63	282.63
1837 - COASTAL REFRIGERATION CORP	PO 19268 REPAIR HEAT AT OLD WHARF HOUSE - RUSH	997.34	997.34
1807 - COLLIER ENGINEERING & DESIGN	PO 19445 GENERAL ENGINEERING -03/05/25	6,300.00	
	PO 19454 BLDG 550 & 551 DEMOLITION	10,451.29	
	PO 19455 FMERA STORMWATER INFRASTRUCTURE STUDY -	8,187.50	
	PO 19457 HUSKEY BROOK POND DREDGING - 03/05/25	16,527.50	
	PO 19458 ASBESTOS SURVEY & DEMO OF BLDGS - 03/05/	7,190.00	
	PO 19459 2024 ROAD PROGRAM - 03/05/2025	332.50	48,988.79
1065 - COOPER ELECTRIC SUPPLY CO	PO 18267 REPAIR POLICE DEPARTMENT GENERATOR	1,199.91	1,199.91
2308 - COUNTY OF MONMOUTH	PO 19447 CRS SHARED SERVICE AGREEMENT	3,125.00	3,125.00
2102 - DCH FORD OF EATONTOWN	PO 19273 Replace Tail Light Unit 7	1,109.98	1,109.98
1446 - DIRECT ENERGY BUSINES	PO 19439 OLD WHARF - 1/30/25-2/27/25	74.92	
	PO 19440 STREET LIGHTS - 1/30/25-2/27/25	12.46	
	PO 19441 PARKS - 1/31/25-3/2/25, 1/30/25-2/27/25	672.37	
	PO 19442 TRAFFIC LIGHTS -1/30/25-2/27/25, 1/31/25	115.52	
	PO 19463 STREET LIGHTS 21 MONMOUTH BLVD & ARNOLD	0.37	
	PO 19464 STREET LIGHTS 450 PORT AU PECK AVE- 01/0	0.46	876.10
1446 - DIRECT ENERGY BUSINES	PO 19465 STREET LIGHTS 433 MYRTLE AVE- 01/02/25-0	361.24	
	PO 19466 STREET LIGHTS IROQUOIS AVE - 01/02/25-01	63.20	
	PO 19467 STREET LIGHTS MONMOUTH BLVD - 01/02/25-0	7.29	
	PO 19468 STREET LIGHTS HORICON AVE - 01/02/25-01/	127.61	559.34
1084 - DYNAMIC TESTING SERVICE LLC	PO 19056 TESTING- 1ST QUARTER 2025	180.00	180.00
2266 - EDDIE'S PRINT SHOP	PO 18916 FRAMING	310.00	310.00
1464 - EVIDENT, INC	PO 18683 Detective Supplies	924.33	924.33
1109 - FMERA	PO 19401 RT 537 - 12/1/24-12/31/24	273.26	
	PO 19402 BLDG 977 - 12/2/24-1/2/25- POLICE	2,183.90	
	PO 19403 BLDG 900 - 12/1/24-12/31/24 - DPW	458.06	
	PO 19404 BLDG 901 - 12/2/24-1/2/25 - BORO HALL	1,300.05	
	PO 19449 BLDG 977 - 2/3/25-3/3/25- POLICE	1,777.41	
	PO 19450 BLDG 900 - 2/1/25-2/28/25- DPW	458.06	
	PO 19451 BLDG 901 - 2/3/25-3/3/25 - BORO HALL	1,145.75	
	PO 19452 RT 537 -02/01/25-02/28/25	273.26	7,869.75
1115 - GANN LAW BOOKS, INC	PO 19254 Gann Law Books Police Manual	129.00	129.00
1941 - GOTO TECHNOLOGIES USA, INC	PO 19485 MONTHLY SERVICES - 02/21/25-03/20/25	199.00	199.00
1889 - GREAT AMERICA FINANCIAL SERVICES	PO 19483 MONTHLY RENTAL	159.00	159.00
2044 - HUDSON COUNTY MOTORS, INC	PO 19386 ELEMENT SWITCH FOR #128 INT. YELLOW DUMP	66.66	66.66
1143 - I.D.M. MEDICAL SUPPLY INC	PO 19336 FAS OXYGEN - FEB 2025	412.74	412.74
1586 - IMPRINT SHOP, LLC	PO 19284 SEWING SERVICES	58.00	58.00
1153 - JERSEY CENTRAL POWER & LIGHT	PO 19373 200-00-857-007 - 1/21/25-02/18/25	5,902.66	
	PO 19400 MAIN & INTERSECTION - 1/30/25-2/27/25	38.42	
	PO 19407 HOLIDAY LIGHTING 2024-2025	3,729.60	9,670.68
1158 - JOHN'S AUTO & TRUCK REPAIR LLC	PO 19315 RIG MAINTENANCE	479.71	479.71
1672 - Kyle + McManus Associates LLC	PO 19417 PLANNER SERVICES	37.50	37.50
1814 - LEAF	PO 19371 COPIERS 3/25/25	173.06	
	PO 19372 COPIERS 3/22/25	325.50	
	PO 19410 OEM COPIER - 02/28/25	164.64	663.20
1198 - MCAA OF MONMOUTH COUNTY	PO 19405 MCAA MONMOUTH COUNTY MEMBERSHIP	45.00	
	PO 19406 MCAA MONMOUTH COUNTY MEMBERSHIP	45.00	90.00
1686 - MessageWatcher, LLC	PO 19408 Email Archiving	600.00	600.00
1220 - MONMOUTH COUNTY PUBLIC WORKS	PO 19470 FIRE DEPT GASOLINE - JAN 2025	437.46	
	PO 19471 FIRST AID GASOLINE - JAN 2025	367.85	
	PO 19472 OEM GASOLINE - JAN 2025	164.70	
	PO 19473 POLICE GASOLINE - JAN 2025	2,372.37	
	PO 19474 DPW - GASOLINE - JAN 2025	2,320.42	5,662.80

List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
1538 - MONMOUTH COUNTY TREASURER	PO 19426 2025 911 SHARED SERVICE FEE	122,061.00	122,061.00
1222 - MONMOUTH COUNTY TREASURER	PO 19489 PILOT PAYMENT 4TH QTR OF 2024	5,191.92	5,191.92
1245 - NJ AMERICAN WATER CO	PO 19412 HYDRANT SERVICE -1/28/25-2/25/25	9,834.99	9,834.99
1248 - NJ LEAGUE OF MUNICIPALITIES	PO 19029 ADVERTISING - RFP	150.00	150.00
1251 - NJ NATURAL GAS CO	PO 19375 930 OCEANPORT WAY - 1/16/25-2/19/25	2,616.27	
	PO 19376 920 OCEANPORT WAY - 1/16/25-2/19/25	874.92	
	PO 19377 910 OCEANPORT WAY - 1/16/25-2/19/25	1,545.28	
	PO 19378 433 MYRTLE - 01/15/25-02/14/25	1,202.41	
	PO 19379 21 MAIN - 01/15/25-02/14/25	929.90	
	PO 19380 FAS UTILITIES - 01/15/25-2/14/25	1,048.23	
	PO 19381 315 E. MAIN - 1/15/25-2/14/25	408.16	8,625.17
1279 - PL CUSTOM BODY & EQUIPMENT INC	PO 18586 DIAGNOSTICS - 3857	150.00	150.00
1286 - PRO JANITORIAL SERVICES, LLC	PO 19469 CLEANING SERVICES - MAY 2024	3,000.00	3,000.00
1314 - SEABOARD FIRE & SAFETY	PO 19301 INSPECTIONS- OLD WHARF HOUSE	162.00	162.00
1315 - SEABOARD WELDING SUPPLY, INC.	PO 19424 MONTHLY RENTAL CYLINDER OXYGEN, ARGON	40.25	40.25
1316 - SECURITY WORLD INC	PO 19324 MONITORING AT LIBRARY 03/01/2025-02/28/2	540.00	540.00
1322 - SHORE REGIONAL BOARD OF ED	PO 19482 2025 STUDENT TRANSPORT - MAR	4,397.90	4,397.90
1326 - SIPS PAINT & HARDWARE	PO 19278 PAINT AND BUILDING SUPPLIES	172.19	
	PO 19279 PAINT AND BUILDING SUPPLIES	222.26	394.45
1412 - STRYKER FLEX FINANCIAL	PO 17107 FAS - POWER COT	26,676.39	26,676.39
1412 - STRYKER FLEX FINANCIAL	PO 17216 FAS -CHEST COMPRESSION SYSTEM	21,987.96	21,987.96
1412 - STRYKER FLEX FINANCIAL	PO 17504 POWER COT REPAIR	659.00	659.00
1412 - STRYKER FLEX FINANCIAL	PO 17930 FAS - MTS POWER LOAD REPAIR	620.00	620.00
1337 - SUBURBAN DISPOSAL	PO 19480 COLLECTION -FEB 2025	36,000.00	
	PO 19481 DISPOSAL FEE - MARCH	20,276.04	56,276.04
2258 - TARDIO PLUMBING. LLC	PO 19164 REPLACE 2 FAUCETS + REPLACE 1 FLUSHOMETE	1,575.00	1,575.00
1348 - THE HOME DEPOT	PO 19393 SUPPLIES	87.20	87.20
1580 - THE TWO RIVER TIMES	PO 19382 1105 AD#24371	15.19	15.19
2061 - UGI ENERGY SERVICES, LLC	PO 19413 DPW - 1/16/25-2/19/25	463.98	
	PO 19414 DPW - 1/15/25-2/14/25	649.09	
	PO 19415 FAS UTILITIES - 01/15/25-02/14/25	561.86	
	PO 19416 HOOK & LADDER -01/15/25-02/14/25	494.94	2,169.87
2268 - VAN WICKLE AUTO SUPPLY, INC	PO 19395 PARTS/ TOOLS	66.30	66.30
1387 - VERIZON	PO 19374 POLICE FIOS - 2/23/25-3/20/25	325.89	325.89
1388 - VERIZON WIRELESS	PO 19411 POLICE WIRELESS - 1/24/25-2/23/25	1,304.33	
	PO 19477 DPW - 02/02-03/01/25	81.35	
	PO 19479 FIRE BUREAU WIRELESS - 02/02/25-03/01/25	28.85	1,414.53
1558 - Verizon Wireless	PO 19478 FIRE WIRELESS -02/02-03/01/25	120.07	120.07
1389 - VERIZON WIRELESS (OEM)	PO 19475 OEM WIRELESS - 02/02/25-03/01/25	20.03	20.03
1392 - W.B. MASON CO, INC	PO 19282 SUPPLIES FOR FINANCE	164.23	164.23
1659 - WARSHAUER ELECTRIC	PO 19277 LIGHTING IN DPW GARAGE	547.50	547.50
Capital Fund			
1807 - COLLIERS ENGINEERING & DESIGN	PO 19460 ALLENHURST AVE BULKHEAD - 03/05/25	90.78	
	PO 19461 ALLENHURST AVE BULKHEAD - 03/05/25	707.50	
	PO 19462 OLD WHARF PARKNG LOT & DESIGN - 03/05/25	285.00	1,083.28
OPEN SPACE TRUST			
1807 - COLLIERS ENGINEERING & DESIGN	PO 19456 TRINITY PARK IMPROVEMENT PROJECT - 03/05	779.84	779.84
1153 - JERSEY CENTRAL POWER & LIGHT	PO 19484 280 PORT AU PECK - 1/31/25-2/20/25	336.02	
	PO 19486 280 PORT AU PECK - 1/31/25-3/2/25	1,117.30	1,453.32
2111 - THE BORJA GROUP	PO 19488 FACILITY USE MANAGEMENT	7,500.00	7,500.00
1388 - VERIZON WIRELESS	PO 19476 BBB & OLD WHARF - 02/02/25-03/01/25	78.02	78.02
UCC Trust			
1658 - AMAZON CAPITAL SERVICES, INC	PO 18973 SUPPLIES - BUILDING	130.97	130.97
OTHER TRUST			
2161 - SAFE LIFE DEFENSE, LLC	PO 19335 VEST PURCHASE	790.00	790.00
DEVELOPERS ESCROW TRUST			
2309 - CAROL NEALE	PO 19446 ESCROW REFUND	139.75	139.75
1720 - CGP&H	PO 19325 HOUSING REHABILITATION SERVICES - 1/31/2	300.00	

List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
1807 - COLLIERS ENGINEERING & DESIGN	PO 19326 ADM AGENT FOR AFFORDABLE HOUSING - JAN 2	525.00	825.00
	PO 19428 PB Engineering - THE LOFT PARTNERSHIP	237.50	
	PO 19429 PB Engineering- TRIUMPHANT LIFE	237.50	
	PO 19430 PB Engineering- JCPL OCEANPORT WAY SUB	1,685.00	
	PO 19431 PB Engineering - SOMERSET PULTE	1,671.25	
	PO 19433 PB Engineering- 20 WINHAR PLACE, LAURIN	522.50	
	PO 19438 PB Engineering- FMBC	285.00	
	PO 19444 PB Engineering 196 MONMOUTH BLVD	95.00	4,733.75
TOTAL			398,572.13

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-011	CASH OPERATING			0.00	345,891.91
01-192-09-000-008	SEN CIT HOUSING IN LIEU OF TAX			5,191.92	
01-201-20-100-200	ADMINISTRATIVE & EXECUTIVE OE	1,184.54			
01-201-20-120-200	MUNICIPAL CLERK OE	964.19			
01-201-20-130-200	FINANCIAL ADMINISTRATION OE	164.23			
01-201-20-165-200	BOROUGH ENGINEER OE	6,300.00			
01-201-21-181-205	PLANNER SERVICES & FEES	37.50			
01-201-25-240-200	POLICE OE	2,606.16			
01-201-25-252-200	EMERGENCY MANAGEMENT OE	184.67			
01-201-25-255-200	FIRE HYDRANT SERVICE OE	9,834.99			
01-201-25-260-200	FIRST AID ORGANIZATION OE	1,460.97			
01-201-25-265-200	FIRE DEPARTMENT OE	120.07			
01-201-25-265-400	FIRE BUREAU OE	28.85			
01-201-26-300-200	STREETS & ROADS OTHER EXPENSES	40.25			
01-201-26-300-271	REPAIRS	66.66			
01-201-26-300-273	SUPPLIES	66.30			
01-201-26-300-281	UNIFORM	58.00			
01-201-26-305-200	SANITATION-TRASH REMOVAL OE	36,000.00			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	3,889.28			
01-201-26-310-252	REPAIRS & EQUIPMENT	5,288.56			
01-201-28-371-200	PARKS AND PLAYGROUNDS OE	67.31			
01-201-29-405-200	TRANS OF HS STUDENTS OE	4,397.90			
01-201-31-430-201	ELECTRICITY	3,456.14			
01-201-31-430-203	TELEPHONE/INTERNET	407.24			
01-201-31-430-205	NATURAL GAS	9,746.81			
01-201-31-430-207	STREET LIGHTING	7,574.86			
01-201-31-430-208	GASOLINE & OIL	5,662.80			
01-201-31-465-200	SANITATION DUMPING FEES	20,276.04			
01-201-41-726-200	DISPATCH SHARED SERVICES	122,061.00			
01-201-43-490-200	MUNICIPAL COURT OE	90.00			
01-201-44-900-904	PUBLIC WORKS VEHICLES	27,500.00			
01-203-25-240-200	(2024) POLICE OE		924.33		
01-203-25-260-200	(2024) FIRST AID ORGANIZATION OE		1,908.71		
01-203-26-310-200	(2024) PUBLIC BUILDINGS & GROUNDS OE		3,000.00		
01-203-26-310-252	(2024) REPAIRS & EQUIPMENT		1,199.91		
01-203-31-430-201	(2024) ELECTRICITY		3,942.01		
01-203-31-430-207	(2024) STREET LIGHTING		4,002.86		
01-203-41-717-200	(2024) FMERA MOU MAIN POST		7,190.00		
01-203-41-787-201	(2024) ARPA FUNDING		26,676.39		
01-203-44-900-903	(2024) PUBLIC SAFETY VEHICLES		21,987.96		
01-203-44-900-910	(2024) BOROUGH ROADS		332.50		
TOTALS FOR	Current Fund	269,535.32	71,164.67	5,191.92	345,891.91

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
02-160-05-000-001	DUE TO/FROM CURRENT FUND			0.00	35,166.29
02-213-40-700-069	FMERA MOU-550 & 551			10,451.29	
02-213-40-700-071	FMERA - STORMWATER INFRASTRUCTURE STUDY			8,187.50	
02-213-40-700-072	HUSKEY BROOK POND DREDGING			16,527.50	
TOTALS FOR	FEDERAL AND STATE GRANTS	0.00	0.00	35,166.29	35,166.29
04-101-01-100-011	CAPITAL CASH - TD			0.00	1,083.28
04-215-55-988-A00	ROADS, DRAINAGE, TRAFFIC SIGNAL, BULKHEAD			798.28	
04-215-55-993-A00	2022 ROAD PROGRAM - ORD #1053			285.00	
TOTALS FOR	Capital Fund	0.00	0.00	1,083.28	1,083.28
06-101-01-100-011	OPEN SPACE CASH - TD			0.00	9,811.18
06-270-00-500-020	RESERVE FOR OPEN SPACE			9,811.18	
TOTALS FOR	OPEN SPACE TRUST	0.00	0.00	9,811.18	9,811.18
18-101-01-100-101	CASH UCC TRUST			0.00	130.97
18-270-55-600	RESERVE FOR UCC TRUST			130.97	
TOTALS FOR	UCC Trust	0.00	0.00	130.97	130.97
60-101-01-100-101	CASH-OTHER TRUST - TD			0.00	790.00
60-270-55-600-176	RES FOR EMER POLICE SERVICES DONATIONS			790.00	
TOTALS FOR	OTHER TRUST	0.00	0.00	790.00	790.00
61-101-01-100-101	CASH-DEV.ESCROW/TD			0.00	5,698.50
61-270-55-600-205	RES.FOR DEV.ESCROW			5,698.50	
TOTALS FOR	DEVELOPERS ESCROW TRUST	0.00	0.00	5,698.50	5,698.50

Total to be paid from Fund 01 Current Fund	345,891.91
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	35,166.29
Total to be paid from Fund 04 Capital Fund	1,083.28
Total to be paid from Fund 06 OPEN SPACE TRUST	9,811.18
Total to be paid from Fund 18 UCC Trust	130.97
Total to be paid from Fund 60 OTHER TRUST	790.00
Total to be paid from Fund 61 DEVELOPERS ESCROW TRUST	5,698.50
	398,572.13

Pending Payments (*Not Finalized*)

All Funds

Month of March

From 01/01/2025 to 03/31/2025 With a Line Amount > 10000.00

Date	ENTRY	ACCOUNT	PO	Check #	VENDOR/DESCRIPTION	DEBIT	CREDIT	CR ACCOUNT
03/11/2025	61752	01-201-44-900-904	19316		2002 INTERNATIONAL 4900	27,500.00		
03/11/2025	19316		19316		BOROUGH OF RUMSON		27,500.00	01-101-01-000-011
03/11/2025	51937	01-203-44-900-903	17216		LUCAS CHEST COMPRESSION SYSTEM	17,212.90		
03/11/2025	51938	01-203-44-900-903	17216		DESK TOP BATTERY CHARGER	1,244.00		
03/11/2025	51939	01-203-44-900-903	17216		EXTENDED POWER SUPPLY	393.60		
03/11/2025	51940	01-203-44-900-903	17216		HARD SHELL CASE	2,922.30		
03/11/2025	51941	01-203-44-900-903	17216		SHIPPING	215.16		
03/11/2025	17216		17216		STRYKER MEDICAL SALES CORP		21,987.96	01-101-01-000-011
03/11/2025	50841	01-203-41-787-201	17107		POWER COT	31,285.32		
03/11/2025	50842	01-203-41-787-201	17107		TRADE IN	(5,000.00)		
03/11/2025	51438	01-203-41-787-201	17107		SHIPPING	391.07		
03/11/2025	17107		17107		STRYKER MEDICAL SALES CORP		26,676.39	01-101-01-000-011
03/13/2025	62006	01-201-41-726-202	19426		911 SHARED SERVICE FEE	122,061.00		
03/13/2025	19426		19426		MONMOUTH COUNTY RECLAMATION CENTER		122,061.00	01-101-01-000-011
03/13/2025	62079	01-201-31-465-201	19481		DISPOSAL	14,301.58		
03/13/2025	62080	01-201-31-465-201	19481		RECYCLING ENHANCEMENT ACT	489.78		
03/13/2025	62081	01-201-31-465-201	19481		RECYCLING FEE	5,101.40		
03/13/2025	62082	01-201-31-465-201	19481		ROLL-OFF CONTAINER	250.00		
03/13/2025	62083	01-201-31-465-201	19481		DISPOSAL FEE	133.28		
03/13/2025	19481		19481		SUBURBAN DISPOSAL		20,276.04	01-101-01-000-011
03/13/2025	62084	01-201-26-305-201	19480		COLLECTION & RECYCLING	36,000.00		
03/13/2025	19480		19480		SUBURBAN DISPOSAL		36,000.00	01-101-01-000-011
03/13/2025	62170	02-213-40-700-072	19457		STUDY TO DREDGE HUSKY BROOK POND	16,527.50		
03/13/2025	19457		19457		COLLIERS ENGINEERING & DESIGN		16,527.50	02-160-05-000-001
03/13/2025	62173	02-213-40-700-069	19454		BLDG 550 & 551 DEMO	10,451.29		

Pending Payments (*Not Finalized*)

All Funds

Month of March

From 01/01/2025 to 03/31/2025 With a Line Amount > 10000.00

Date	ENTRY	ACCOUNT	PO	Check #	VENDOR/DESCRIPTION	DEBIT	CREDIT	CR ACCOUNT
03/13/2025	19454		19454		COLLIERS ENGINEERING & DESIGN		10,451.29	02-160-05-000-001
						<u>281,480.18</u>	<u>281,480.18</u>	

March Totals

Totals by Account for March

ACCOUNT	ACCOUNT TITLE	LY BUDGET	CY BUDGET	NON BUDGET	PENDING CR
01-101-01-000-011	CASH OPERATING				254,501.39
02-160-05-000-001	DUE TO/FROM CURRENT FUND				26,978.79
01-201-26-305-201	SANITATION-TRASH REMOVAL		36,000.00		
01-201-31-465-201	SANITATION DUMPING FEES		20,276.04		
01-201-41-726-202	DISPATCH SHARED SERVICES OE		122,061.00		
01-201-44-900-904	PUBLIC WORKS VEHICLES		27,500.00		
01-203-41-787-201	(2024) ARPA FUNDING	26,676.39			
01-203-44-900-903	(2024) PUBLIC SAFETY VEHICLES	21,987.96			
02-213-40-700-069	FMERA MOU-550 & 551			10,451.29	
02-213-40-700-072	HUSKEY BROOK POND DREDGING			16,527.50	
Totals		<u>48,664.35</u>	<u>205,837.04</u>	<u>26,978.79</u>	<u>281,480.18</u>

**RESOLUTION OF THE BOROUGH OF OCEANPORT APPROVING JANA A. BOND FOR
OCEANPORT FIRST AID MEMBERSHIP**

Resolution #2025-123

04/3/25

WHEREAS, Jana Ann Bond, Oakhurst, NJ, has submitted a Membership Application to join the Oceanport Volunteer First Aid & Rescue Squad; and

WHEREAS, the application has been approved and accepted by the Squad membership, approved by the First Aid Captain 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 First Aid Department Membership Application of Jana Ann Bond is hereby approved.

Motion:

Second:

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

I certify this to be a true copy of Resolution #2025-123 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

STEPHANIE KRAMER
DEPUTY BOROUGH CLERK

BOROUGH OF OCEANPORT

Gary J. Grimes
Chief of Police

Michael S. Chenoweth
Captain



POLICE DEPARTMENT

P.O. BOX 370, OCEANPORT, NEW JERSEY 07757

732.222.6300

Main

732.222.6301 ext 1015

Records

732.222.0945

Fax

Wednesday, March 19, 2025

To: Jonathan Ryan, Oceanport First Aid
Donna Phelps, Oceanport Borough Administrator

Reference: Jana Ann Bond, First Aid Applicant

Please be advised that the record check of the above applicant for membership in a volunteer organization is complete. Our investigation has led to the following finding:

☒

The applicant is suitable for membership.

☐ The applicant is **NOT** suitable for membership.

If there are any further questions regarding this applicant, please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary J. Grimes", written over a horizontal line.
Gary J. Grimes
Chief of Police

Cc: file copy

**RESOLUTION OF THE BOROUGH OF OCEANPORT APPROVING KARL LAROSE FOR
OCEANPORT FIRST AID MEMBERSHIP**

**Resolution #2025-124
4/3/2025**

WHEREAS, Karl Larose, Oceanport, NJ, has submitted a Membership Application to join the Oceanport Volunteer First Aid & Rescue Squad; and

WHEREAS, the application has been approved and accepted by the Squad membership, approved by the First Aid Captain 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 First Aid Department Membership Application of Karl Larose is hereby approved.

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

I certify this to be a true copy of Resolution #2025-124 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

STEPHANIE KRAMER
DEPUTY BOROUGH CLERK

BOROUGH OF OCEANPORT

Gary J. Grimes
Chief of Police

Michael S. Chenoweth
Captain



POLICE DEPARTMENT

P.O. BOX 370, OCEANPORT, NEW JERSEY 07757

732.222.6300

Main

732.222.6301 ext 1015

Records

732.222.0945

Fax

Tuesday, March 25, 2025

To: Jonathan Ryan, Oceanport First Aid
Donna Phelps, Oceanport Borough Administrator

Reference: Karl Larose, First Aid Applicant

Please be advised that the record check of the above applicant for membership in a volunteer organization is complete. Our investigation has led to the following finding:

X

The applicant is suitable for membership.

The applicant is **NOT** suitable for membership.

If there are any further questions regarding this applicant, please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to be "G. Grimes", written over a horizontal line.
Gary J. Grimes
Chief of Police

Cc: file copy

**RESOLUTION AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEES POSTED BY
M.P.C.C., II, LLC FOR THE PROJECT KNOWN AS CRESCENT PLACE ON STREET PARKING
PROJECT RELATED TO 2 CRESCENT PLACE, BLOCK 127, LOT 4**

Resolution #2025-125

4-3-2025

WHEREAS, M.P.C.C., II, LLC has requested a release of the Cash Performance Guarantees posted for the Crescent Place On Street Parking development located near Block 127, Lot 4; and

WHEREAS, per resolution 2024-67 reduced said Cash Performance Guarantee from \$423,900.00 to \$127,197.00 based on the report from the Borough Engineer; and

WHEREAS, the following Performance Guarantee is currently in place: Cash Guarantee in the amount of \$127,197.00; and

WHEREAS, the Borough Engineer has reviewed and approved the release of the Performance Guarantee in a letter report dated February 10, 2025, subject to the posting of a Maintenance Bond in the amount of \$52,998.75 and inspection fees in the amount of \$1,500.00; and

WHEREAS, said Maintenance Bond in the amount of \$52,998.75 was posted in the form of a cashier's check on March 25, 2025, and inspection fees in the amount of \$1,500.00 were posted in the form of a cashier's check on March 25, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Oceanport, County of Monmouth and State of New Jersey, that the Cash Performance Guarantee in the amount of \$127,197.00 be hereby release.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are authorized to sign or issue any appropriate documentation to effectuate the within resolution; and

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to issue a check to M.P.C.C., II, LLC, c/o G.B. Ltd. Oper. Co., Inc., Attn: Zachary J. Gross, Esq., 63 West Main Street, Freehold, New Jersey 07728, in the amount of \$127,197.00.

Motion:

Second:

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

I certify this to be a true copy of Resolution #2025-125 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING REFUND TO FMERA FOR
BALANCE IN CONTRACTS FOR THE DEMOLITION OF BUILDINGS 550 & 551**

Resolution #2025-126

4-3-2025

WHEREAS, pursuant with adoption of Resolution #2023-215, the Borough of Oceanport entered into a Memorandum of Understanding (MOU) with the Fort Monmouth Economic Revitalization Authority (FMERA) for services related to the asbestos abatement and demolition of Building 550 & 551; and

WHEREAS, FMERA, in accordance with the MOU, provided funding for the project in the amount of \$516,729.00 to the Borough of Oceanport; and

WHEREAS, change orders are regulated by Local Finance Board Regulations (N.J.A.C. 5:30-14.4); and

WHEREAS, the Borough awarded contracts to Colliers Engineering & Design (\$120,420.00) and Yanuzzi Group Inc. (\$396,309.00) for the provision of services related to the project

WHEREAS, Change Order #1 amended the original Colliers Engineering & Design contract of \$120,420.00 to reflect an increase of \$23,150.00 and the original contract of Yanuzzi Group Inc. for an increase of \$180,000.00; and

WHEREAS, Change Order #2 amended contracts to Colliers Engineering & Design to reflect an increase of \$9,860.00 and the contract of Yanuzzi Group Inc. to reflect a decrease of \$59,849.13 to reflect final adjustments for a total reduction of \$49,989.13; and

WHEREAS Collier Engineering & Design had \$180.01 remaining for reimbursable expenses; and

WHEREAS, the final project amount for both contracts came in less than the awarded amounts and there is \$50,169.14 available for refund to FMERA which has been certified by the Chief Financial Officer as indicated below; and

NOW, THEREFORE, BE IT RESOLVED, that the Chief Financial Officer shall issue a check refunding the amount of \$50,169.14 to the Fort Monmouth Economic Revitalization Authority for the unused portion of funds posted for the FMERA MOU Demolition of Building 550 & 551 Project.

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 funds are available for refund in the FMERA MOU Building 550 & 551 in the amount of \$50,169.14 for the purposes described herein.


Catherine D. LaPorta, CFO

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

I certify this to be a true copy of Resolution #2025-126 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

STEPHANIE KRAMER
DEPUTY BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
DETERMINING THAT THE MARIA GATTA PARK PHASE III PROJECT IS COMPLETE**

**Resolution #2025-127
4/3/2025**

WHEREAS, the Borough was awarded a Monmouth County Municipal Open Space Grant that partially funded the Maria Gatta Park Phase III Project and the Borough is in the process of completing paperwork to close the grant application; and

WHEREAS, pursuant with adoption of Resolutions #2023-172 and #2024-142 the Borough of Oceanport awarded a contract to Musco Sports Lighting LLC for electrical services for Maria Gatta Park under the Sourcewell Cooperative Purchasing Contract for the sum of \$1,080,360.00; and

WHEREAS, the final project amount came in for the sum of \$1,080,360.00; and

WHEREAS, the Borough Council is satisfied that the project is complete in its entirety.

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

- 1. The Maria Gatta Park Phase III Project for electrical services has been completed by Musco Sports Lighting, LLC.

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

I certify this to be a true copy of Resolution #2025-127 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

STEPHANIE KRAMER
DEPUTY BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT AWARDING A NON-FAIR AND OPEN
CONTRACT FOR PROFESSIONAL ARCHITECTURAL SERVICES BETWEEN IAMELLO
ARCHITECTURAL STUDIOS LLC AND THE BOROUGH OF OCEANPORT**

**Resolution #2025-128
4/03/2025**

WHEREAS, the Borough of Oceanport desires to retain an architect for improvements to the Blackberry Bay Park bathrooms at the former pool area by means of a non-fair and open contract pursuant to the provisions of N.J.S.A.19:44A-20.B; and,

WHEREAS, the anticipated term of this contract is the period April 3, 2025 through April 2, 2026; and

WHEREAS, Iamello Architectural Studio, LLC has completed and submitted a Business Entity Disclosure Certification and Political Contribution Disclosure Form which certifies that Iamello Architectural Studio, LLC has not made any reportable contributions to a political or candidate committee in the Borough of Oceanport in the previous one year, and the contract will prohibit Iamello Architectural Studio, LLC from making any reportable contributions through the term of the contract, 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. Iamello Architectural Studio, LLC is hereby appointed to provide Professional Architectural services in accordance with a proposal received March 21, 2025 for the period April 3, 2025 through December 31, 2025 for an amount not to exceed \$16,450.00.
2. Iamello Architectural Studio, LLC is prohibited from making any contribution to a political or candidate committee during the term of this appointment.
3. The Mayor and Borough Clerk are hereby authorized to enter into a contract on behalf of the Borough of Oceanport.
4. That the within Resolution shall be subject to the Borough CFO confirming that funds are available for the stated purpose.

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.

BE IT FURTHER RESOLVED that a summary of the above shall be published in an official newspaper of the Borough as required by law.

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 sufficient funds are available in Account #06-270-00-500-021 for the purposes stated herein.

Catherine D. LaPorta, CFO

Motion:

Second:

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

I certify this to be a true copy of Resolution #2025-128 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

STEPHANIE KRAMER
DEPUTY BOROUGH CLERK



Iamello Architectural Studio LLC
22 The Fellsway Ocean, NJ 07712
Telephone 732-245-5404
Email: riamello53@gmail.com

March 21, 2025

Donna Phelps, Borough Administrator
Borough of Oceanport
910 Oceanport Way
Oceanport, NJ 07757

**Re: Architectural Services for
Toilet Renovations and Improvements
Blackberry Bay Park**

Dear Donna:

Thank you for the opportunity meet on March 18th with you and Mayor Tvrdik to walk through the existing building previously used as a Toilet/Shower facility for the pool at the Blackberry Bay Park. The Borough desires to repurpose the building for public restrooms to be used by the park patrons and shall also include a Family or Assisted-Use Toilet Room to comply with Jake's Law.

Project Understanding

The building is of CMU construction with a foot print of approximately 600 SF. In the building are the main electric panels for the building and for other exterior lighting and devices to be determined. The existing below slab sanitary lines haven't been utilized in many years and the Borough has agreed to find out the condition of the existing main sanitary line as it leaves the building. All plumbing fixtures have been removed.

It is also understood that the new layout will require the existing floor slab to be removed to accommodate the new work, the pit at the west end that formerly housed the pool equipment will be filled in. We were told that the existing building was recently re-roofed by the borough.

In order to accommodate usage from both sides of the building, doors will be located at the east end and along the sides. The Family or Assisted-Use Toilet Room will be accessed from the baseball diamond (east) end of the building by extending the existing concrete sidewalk as necessary.

In order to accomplish this project, our firm will include Architectural and MEP engineering services.

Scope of Services

1. Design

During this phase we will review, measure & draw the existing building, verify dimensions and have our MEP engineer survey the existing Electrical and Plumbing systems so that recommendations can be made the new work to be accomplished. Once all existing information is gathered, a Floor Plan will be provided for review by Mayor and Council prior to going on to the Construction Documents Phase of our work.



Iamello Architectural Studio LLC
22 The Fellsway Ocean, NJ 07712
Telephone 732-245-5404
Email: riamello53@gmail.com

2. Construction Documents

The Construction Documents will include drawings, details, and product specifications with enough information and detail to obtain the necessary building permits.

3. Bidding

It is our understanding that the project will be broken out into smaller contracts by the Borough and bidding assistance will not be necessary however, questions will arise and we are including time to assist in the resolution of any preconstruction questions.

4. Construction Administration

Construction Administration will consist of periodic site visits to observe the work being installed and its conformance with the construction documents. Meetings with the contractors shall take place at a minimum, kick off of the project, every 2 weeks, and final punch list. Additional meetings will be on an as needed basis. Other tasks shall include the following:

- Meetings to review administrative issues, payment applications, proposed changes, etc.
- Submittal processing
- Change Order review
- RFI review & response
- Processing of payment applications
- Project close out and punch list

Services not included:

- Permitting or filing fees
- Civil Engineering and Soils Investigation
- Environmental Engineering
- Surveys
- Testing
- Identification, testing and/or abatement of hazardous material including, but not limited to, asbestos and lead
- Core samples
- Off-site utilities
- Legal services
- LEED Design



Iamello Architectural Studio LLC
22 The Fellsway Ocean, NJ 07712
Telephone 732-245-5404
Email: riamello53@gmail.com

5. Compensation

Phase 1 Design:	\$ 3,000.00
Phase 2 Construction Documents:	\$ 9,500.00
Phase 3 Bidding:	\$ 500.00
Phase 4 Construction Administration	<u>\$ 3,450.00</u>
Total Fees:	\$16,450.00 (plus reimbursable exp)

If this proposal meets with your approval please forward a signed copy. We are available to begin this work within a week after receipt of your authorization. Once started, an AIA contract can be provided for your review and signature.

Sincerely,
Iamello Architectural Studio, LLC

A handwritten signature in blue ink that reads "Robert M. Iamello".

Robert M. Iamello, AIA
Principal

Donna Phelps

Date:



Iamello Architectural Studio LLC
22 The Fellsway Ocean, NJ 07712
Telephone 732-245-5404
Email: riamello53@gmail.com

TERMS and CONDITIONS

Terms

Invoices submitted represent service completed. Invoices are due and payable within thirty (30) days of issuance. All invoice amounts outstanding beyond thirty (30) days will result in an interest charge of 1-1/2% per month on the balance (18% annually). In addition, the Architect may suspend services if fees are not paid in the agreed upon manner.

Conditions

Standard of Care: Services performed by Iamello Architectural Studio, LLC under this agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty, guarantee, or fiduciary responsibility is included or intended in this agreement, or in any report, opinion, and document or otherwise.

Hidden Conditions Verification of Existing Conditions: It is understood by the parties to this Agreement that the remodeling or rehabilitation of an existing structure requires that certain assumptions be made regarding existing conditions that are hidden from view. Because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of the structure or its equipment, the Owner agrees that, where verification of existing conditions is impractical or impossible, and where the Architect has used reasonable care and diligence in the making of assumptions, the Owner will hold harmless, indemnify, and defend the Architect from and against any and all claims arising out of the professional services provided under this Agreement.

Safety: Iamello Architectural Studio, LLC is not responsible for the implementation, discharge, or monitoring of construction safety standards or practices. These items are explicitly excluded from our scope.

Hazardous Materials: Iamello Architectural Studio, LLC is not responsible for identification and/or removal of hazardous materials including, but not limited to, asbestos, lead and contaminated soils.

Limit of Liability: Client agrees that Iamello Architectural Studio, LLC' liability for any damage on account of any claimed error, omission, wrongful conduct, or professional negligence will be limited to an amount equal to Iamello Architectural Studio, LLC' fee. Iamello Architectural Studio, LLC, its agents, and employees shall not be liable for any lost profits or any claim or demand against Client by any other party. In no event shall Iamello Architectural Studio, LLC be liable for special, consequential, or exemplary damages or for damages due to delay in the work.

Ownership of Documents: Client may use the documents for the project or purposes contemplated by this Agreement. Client may not reuse the documents, or any of Iamello



Iamello Architectural Studio LLC
22 The Fellsway Ocean, NJ 07712
Telephone 732-245-5404
Email: riamello53@gmail.com

Architectural Studio, LLC' concepts or approaches in the Proposal to Client, for any extension of the project or other project without our prior written consent. Any unauthorized reuse or extension of Iamello Architectural Studio, LLC' work is at Clients' sole risk and without liability to Iamello Architectural Studio, LLC, and Client will indemnify, defend, and hold Iamello Architectural Studio, LLC harmless from all claims or damages arising from any unauthorized reuse or extension of our work. All documents related to a project will be destroyed in accordance with Iamello Architectural Studio, LLC' Document Retention Guidelines in effect at that time.

Indemnification/Hold Harmless: The Owner agrees to indemnify, defend, and hold harmless Iamello Architectural Studio, LLC, their respective trustees, officers, employees and agents from and against any and all claims, demands, suits, actions, recoveries, judgments, costs and expenses in connection therewith arising from a third party claim on account of the loss of life, property or injury or damage to the person, body or property of any person or persons whatsoever, which shall arise from or result directly or indirectly in whole or in part by the negligent act of or omission of the Client, and/or anyone directly or indirectly employed by the Client.

Entire Agreement: This Proposal and these conditions, together with the AIA Standard Form of Agreement Between Owner and Architect, constitute the entire agreement between Client and Iamello Architectural Studio, LLC. If a Purchase Order (PO) or similar document is used in conjunction with this Agreement, it shall be for the sole purpose of defining quantities and fees to be provided hereunder, and to this extent only are incorporated as a part of this Agreement. Any preprinted terms and conditions included in such PO or similar documents shall not be incorporated and such PO or similar documents shall not be otherwise construed to modify, amend, or alter the terms of this Agreement.

**RESOLUTION OF THE BOROUGH OF OCEANPORT
REJECTING REQUEST FOR PROPOSALS (RFPs) FOR ARCHITECTURAL SERVICES FOR
THE BOROUGH OF OCEANPORT**

**Resolution #2025-129
04/03/2025**

WHEREAS, the Borough of Oceanport authorized the receipt of Request for Proposals (RFPs) for architectural services for services related to, but not necessarily limited to:

1. Bathroom Renovations at Blackberry Bay Park
2. Bathrooms and Storage Area at Maria Gatta Park
3. Boat House at Blackberry Bay Park; and

WHEREAS, six (6) proposals were received on February 25, 2025; and

WHEREAS, the Bathroom Renovations at Blackberry Bay Park and the Bathrooms and Storage Area at Maria Gatta Park were over the cost estimate and budget for the projects; and

WHEREAS, N.J.S.A. 40A:11-13.2 states said rejection is just cause to reject the proposals for the Bathroom Renovations at Blackberry Bay Park and the Bathrooms and Storage Area at Maria Gatta Park projects; and

WHEREAS, the Borough is still reviewing the RFPs received for the Boat House at Blackberry Bay Park and will render their decision regarding acceptance or rejection of that proposal as soon as possible; and

WHEREAS, it is the desire of the Borough to reject the Bathroom Renovations at Blackberry Bay Park and the Bathrooms and Storage Area at Maria Gatta Park proposals received on February 25, 2025 for exceeding the cost estimate and re-evaluate the projects.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Oceanport in the County of Monmouth, State of New Jersey that the Borough of Oceanport does hereby reject the proposals received for the Bathroom Renovations at Blackberry Bay Park and Bathrooms and Storage Area at Maria Gatta Park projects for the reasons set forth in this Resolution.

BE IT FURTHER RESOLVED that certified copies of this Resolution be provided by the Borough Clerk to each of the following:

- A) Chief Financial Officer/Purchasing Agent
- B) Borough Administrator
- C) The following organizations that responded to the RFP as follows:

1. Barlo Governale Associates, sfurlong@barloarchitecture.com
2. Clark Caton Hintz, mnelson@cchnj.com
3. DMR Architects; donnao@dmrarchitects.com
4. Kelleyni Johnson Wagner, ewagner@kjlw.com
5. Settembrino Architects, ksettembrino@settembrino.com
6. Sonnenfield & Trocchia, aft@st-architects.com

Motion:

Second:

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

I certify this to be a true copy of Resolution #2025-129 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

STEPHANIE KRAMER
DEPUTY BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • JANUARY 16, 2025

Regular Meeting

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Mayor Tvrdik called the meeting to order at 7:00 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 12, 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.
- III. **Flag Salute, Statement to the Public:** Mayor Tvrdik asked Fred Filippone to lead attendees and members of the Council in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status
Thomas Tvrdik	Mayor	Present
William Deerin	Councilman	Present
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Present
Michael O'Brien	Councilman	Present
Keith Salnick	Councilman	Absent
Patty Cooper	Councilwoman	Present
Jeanne Smith	Borough Clerk	Absent
Andrew Bayer	Borough Attorney	Present
Donna M. Phelps	Administrator	Present
Catherine D. LaPorta	Chief Financial Officer	Present
Stephanie Kramer	Deputy Borough Clerk	Present

- V. **PUBLIC COMMENT - Action Items Only:** Mayor Tvrdik opened the meeting for public comment on actions items only. As no one from the public presented, that portion of the meeting was closed with a motion from Council O'Brien and seconded by Councilman Gallo.
- VI. **Administrator's report**
Ms. Phelps had no report
- VII. **Clerk's Report**
Ms. Kramer reminded everyone to renew their dog or cat license.
Ms. Kramer reported that the County Board of Elections has notified us of a special election to be held March 11, 2025 for a referendum questions for Shore Regional High School for a Bond proposal.
- VII. **CFO's Report**
Ms. LaPorta reported that the finance office has been very busy with year end and took on shared services with Monmouth Beach so she and Jason have been going back and forth, but it is going well. Both are able to log into Monmouth Beach from their desks in Oceanport so it makes the work more efficient. She has met with Mayor Stickle and the BA and everyone is happy with the shared service. Ms. LaPorta added that the Annual Debt Statement has been filed and 1099s need to go out by the end of the month. The Annual Financial Statement filed by the end of next month.

VIII. CONSENT AGENDA

- #2025-38** 1. Resolution authorizing redemption of tax sale certificate Block 2, Lot 13
- #2025-39** 2. Resolution authorizing redemption of tax sale certificate Block 117, Lot 27.074
- #2025-40** 3. Resolution authorizing refund of overpayment Block 110.15, Lot 1.037
- #2025-41** 4. Resolution authorizing refund of overpayment Block 110.02, Lot 43
- #2025-42** 5. Resolution approving tax exemption for Robert R. Stair
- #2025-43** 6. Resolution appointing Robert Berg to a permanent full-time position in the Public Works Department
- #2025-44** 7. Resolution setting revised salary and hours for John Palmer as Plumbing Sub-Cod Official
- #2025-45** 8. Resolution appointing Anthony Vecchio as Fire Inspector and Acting Fire Subcode Official
- #2025-46** 9. Resolution authorizing a salary increase to Gianna Tafuri as per employment agreement
- #2025-47** 10. Resolution committing to the Borough's 4th round present need affordable housing obligations
- #2025-48** 11. Resolution authorizing submittal of FEMA Assistance to Firefighters Grant
- #2025-49** 12. Resolution authorizing a contract with Foveonics Document Solutions
- #2025-50** 13. Resolution authorizing submittal of a grant application through the NJDCA Local Recreation Improvement Program.
- #2025-51** 14. Resolution authorizing payment of the Bill List
- #2025-52** 15. Resolution authorizing the appointment of Kimberly Jungfer as part time Borough Clerk
- #2025-53** 16. Resolution adjusting the salary of Borough Clerk, Jeanne Smith

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Patricial Cooper, Council President
SECONDER:	Richard Gallo, Councilman
AYES:	Deerin, Gallo, Cooper, Keeshen, O'Brien
ABSTAIN:	None
ABSENT:	Salnick

IX. Council Standing Committee Report

1. Councilman Deerin reported that Parks and Rec is quiet right now but there are a few new things coming this year. Music in the park which will be at Old Wharf Park. On June 19th a local band the Soulstirs and then on August 14th Living Proof another local band. Kelly Burrough has been in charge of this and doing a great job. There is also a Farmer's Market next to Borough Hall on April 26th. There will also be the usual movies in the park, mini golf and the egg scramble which is coming up April 5th at 11:00 am at the Community Center.
2. Councilman Gallo reported that he visited Public Works and had the opportunity to see that we are ready for the snow with 4 large dump truck for plowing in addition to 4 regular pick-up trucks. Mr. Briskey has salt and also brine. He also welcomed Robert Berg to full time status.
3. Councilman Keeshan stated that departments are getting ready for budget cycle both operating and capital. He also wanted to remind everyone there is no street parking during a snow event. It not only helps with planning but also public safety.
4. Councilman O'Brien reported that it is a slow period for Finance and he has no report.
5. Councilman Salnick: Absent
6. Council President Cooper congratulated Bob and is glad to have him on full time. She reported that the Shade Tree Committee has been meeting and the tree ordinance is the first thing on their to do list.

X. Mayor Tvrdik's Report:

Mayor Tvrdik explained that there have been numerous water main breaks not just in Oceanport but around the State and are triaging them based on the impact to customers. He asked residents to be patient while crews are trying to repair the breaks.

Mayor Tvrdik announced that Graydon Pito is going for his Eagle Scout and when he came before Council, Council approved mile markers for the walking trail at Gatta Park. Mr. Pito realized after crunching the numbers the trail markers would be very expensive. He would as an alternative like to put trash collection buckets that you could grab when walking and then dump it in the garbage. There would be signage with this explaining what to do. Council felt they needed more information so they would like him to come to another meeting. Mayor Tvrdik stated that sports are again gearing up and they will be having fund raisers and looking for sponsors so please support our local teams. Mayor also wanted to congratulate local resident Liam Boyle a member of the St. James Pop Warner team that competed in Florida and won the championship there. Mr. Tvrdik said that he along with Kelle Burrough, Roseanne Letson and members of the Historical Committee attended the 250th summit with the County as they are working with all the municipalities on the semi-quincentennial celebration. We passed a resolution supporting this event and he will be looking for members for that committee. He spoke with Jim Whitson and would also like to get the Board of Ed and the kids involved in the 250th Celebration.

Mayor Tvrdik reported on a request from Lunch Break regarding funding for their application to construct 24 affordable housing units and turned it over to Borough Attorney Andrew Bayer to speak about it. Mr. Bayer stated that 46 affordable units were displaced in the 400 area of Ft. Monmouth as a result of the Netflix approval. He discussed it would be a replacement project located where the County emergency shelter is located and asking for a letter of support. There was a lengthy discussion regarding funding, zoning and planning approvals and it was decided to do a resolution authorizing the Mayor to send a letter in support of the project that would be read at the end of the meeting.

Mayor Tvrdik next discussed a request for bathroom facilities at Old Wharf Park and it was decided a port a john could be placed there for the summer months. Public Works would be tasked with its location away from the street and out of site of the neighbors.

Next, Mayor Tvrdik spoke of a request from the firm doing the dredging off of Morris Avenue. The project should be wrapping up January 20th and with the work on the Sea Bright bridges they don't know if they can get the equipment up river to off load and as a fail safe would like to use the Blackberry Bay boat ramp. It was agreed to ask first to see if they can get the equipment up river and if not have Mr. White there to take photos and inspect after. If there was any damage, the firm would be responsible and if police are needed they would have to pay for it.

Mayor Tvrdik said the last item he had was the 1991 KME fire truck which is out of service since the arrival of the new pumper. It could go to auction but it was suggested that it be donated to Monmouth Park. There was discussion on the benefits of the donation and also the liability if the Borough allowed them to use it.

XI. Public Comments: Mayor Tvrdik opened the meeting to comments from the public. The following persons appeared:

1. Mark Patterson, 48 Itaska Place stated he was here as a resident not a member of the Board of Education asked that any decisions regarding the 24 Units with Lunch Break and other partners include the Board of Education in those discussions. He also asked if there was a way for residents to get the full package of the meeting. Ms. Phelps said she would email a packet to him and it would also be posted on line.
2. Roseann Letson 50 Deer Path Court, Tinton Falls echoed the Mayors earlier comments on the meeting with the County. There was discussion on how to get residents, students and business owners involved in the 250 year celebration of Monmouth County.

As no else from the public wished to be heard Councilman O'Brien moved to close the public portion which was seconded by Councilman Deerin and approved by the Council.

Adjourn to Executive Session at 7:50

#2025-54 Resolution

RESULT:	ACCEPTED [5 TO 0]
MOVER:	William Deerin, Councilman
SECONDER:	Richard Gallo, Councilman
AYES:	Deerin, Gallo, Cooper, Keeshen, O'Brien
ABSTAIN:	None
ABSENT:	Salnick

XI. Adjournment: At 815 PM the Council returned from executive session and at 8:16 PM the meeting was adjourned on a motion by Council President Cooper, seconded by Councilman O'Brien and approved by Council.

Respectfully submitted,

Stephanie Kramer
DEPUTY BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

WORKSHOP MINUTES • FEBRARY 6, 2025

Regular Meeting

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Mayor Tvrdik called the meeting to order at 7:00 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 12, 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.
- III. **Flag Salute, Statement to the Public:** Mayor Tvrdik led attendees and members of the Council in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status
Thomas Tvrdik	Mayor	Present
William Deerin	Councilman	Present by phone
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Present
Michael O'Brien	Councilman	Absent
Keith Salnick	Councilman	Absent
Patty Cooper	Councilwoman	Present
Jeanne Smith	Borough Clerk	Absent
Andrew Bayer	Borough Attorney	Present
Donna M. Phelps	Administrator	Present
Catherine D. LaPorta	Chief Financial Officer	Absent
Stephanie Kramer	Deputy Borough Clerk	Present

- V. **PUBLIC COMMENT - Action Items Only:** Mayor Tvrdik opened the meeting for public comment on actions items only. As no one from the public presented, that portion of the meeting was closed on motion from Councilman Keeshan, second from Council President Cooper with all in favor.
- VI. **Action Items**

A. Consent Agenda:

- #2025-55 1. Resolution approving Special Event: Fort Monmouth 5k
- #2025-55A 2. Resolution authorizing payment of BILL LIST 12-17-2024
- #2025-56 3. Resolution authorizing extending Budget and AFS statutory deadlines
- #2025-57 4. Resolution amending 2025 Borough Officials
- #2025-58 5. Resolution accepting the resignation of Michelle Mastromonica
- #2025-59 6. Resolution authorizing an interlocal agreement for Fire Services
- #2025-60 7. Resolution authorizing an interlocal agreement for School Resource Officer
- #2025-61 8. Resolution increasing the temporary budget.
- #2025-62 9. Resolution appointing Shane Carroll a permanent police officer
- #2025-63 10. Resolution appointing Matthew Kozak a permanent police officer
- #2025-64 11. Resolution appointing Acacia Financial Group, Inc.
- #2025-66 12. Resolution accepting the resignation of Ayden Miles
- #2025-67 13. Resolution approving Change Order #2 for Yannuzzi Group Inc.
- #2025-68 14. Resolution approving Change Order #2 for Collier Engineering

- | | | |
|----------|-----|---|
| #2025-69 | 15. | Resolution approving redemption of a Tax Sale Certificate |
| #2025-70 | 16. | Resolution approving redemption of a Tax Sale Certificate |
| #2025-71 | 17. | Resolution accepting receipt of Tax Collectors Annual Statement |
| #2035-72 | 18. | Resolution authorizing a shared service with Monmouth Beach for Leaf Compost Facility |
| #2025-73 | 19. | Resolution granting a waiver and authorizing a street opening permit |
| #2025-74 | 20. | Resolution approving Change Order #1 for Mecco Inc. |
| #2025-75 | 21. | Resolution appointing two members to the Historical Committee |

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bryan Keeshen, Councilman
SECONDER:	William Deerin, Councilwoman
AYES:	Deerin, Gallo, Keeshen, Cooper
ABSENT:	O'Brien, Salnick

B. #2025-65 Resolution appointing Val Grigorian Administrative Assistant in the Finance Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patricia Cooper, Council President
SECONDER:	Richard Gallo, Councilman
AYES:	Deerin, Gallo, Keeshen, Cooper
ABSENT:	O'Brien, Salnick

VIII. FIRST READING ORDINANCES:

#1104 An Ordinance Setting Salary Ranges for Various Positions

Councilwoman Cooper called for the introduction of "***AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY SETTING FORTH AND AMENDING THE SALARY RANGES OF CERTAIN BOROUGH OFFICERS AND BOROUGH EMPLOYEES PASSED AND APPROVED MARCH 16, 1939 AND LAST REVISED AND APPROVED ON APRIL 19, 2024***" and then asked the Clerk to read the proposed ordinance by title only, after which Councilwoman Cooper moved to approve the Ordinance upon first reading and to hold the PUBLIC HEARING on the proposed ordinance at the Council meeting of February 20, 2025 and to advertise same in accordance with the law, which was seconded by Councilman Keeshen.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patricia Cooper, Council President
SECONDER:	Brian Keeshen, Councilman
AYES:	Deering, Gallo, Keeshen, Cooper
ABSENT:	O'Brien, Salnick

XIII. Clerk's Report: No Report

IX CFO Report: Ms. LaPorta reported that an email has gone out regarding capital requests for 2025 with a response requested by next week. Budget preparation continues and finance is wrapping up 2024 so that the Annual Financial Statement can be filed and 1099's went out. Ms. LaPorta stated that the shared services with Monmouth Beach are going well and is very happy to have Val Grigorian on board.

X Administrator's Report

Ms. Phelps reported that the Local Recreation Improvement Grant to rehabilitate the Community Center Building, which functions as the Oceanport Library, to include new windows and siding, ADA compliant walkways, upgrading of the existing bathrooms to meet ADA compliance and grading & landscaping was submitted at the end January, requesting the top amount of \$100,000. We are expecting costs to be approximately \$150,000.

We have also been made aware that NJ American Water Company has a grant for Volunteer Fire Department to purchase personal protective gear, communications equipment, firefighting/emergency responder tools, etc. Maximum grant amount is \$2,500 and the deadline is April 14th. Ms. Phelps has been in touch with Chief Gallo and we will work together on submitting something.

Ms. Phelps received a telephone call from Dan Jennings at the NJ EDA that the EDA is working on a project to provide funding to municipalities that are impacted by the NETFLIX development. Four towns: Oceanport, Eatontown, Bayonne, Newark. They are proposing \$750,000 to \$1 million in funding for downtown projects/roadways/street improvements and are willing to entertain other ideas that we have. She asked that everyone think about this and give her their ideas/suggestions so she can get back to Dan with our ideas.

Monmouth County's Solid Waste and Recycling Division advised that the Monmouth County Reclamation Center Type 10 and Type 13 tipping fees will increase. Type 10 (Municipal and Household Waste) will go from \$81.09 a ton to \$92.10 per ton and Type 13 (Bulky and Cleanup Waste; Construction and Demolition) will go from \$116.79 to \$127.89 per ton. This will have an impact on the garbage/recycling bids that we will receive in 3 weeks (2/27). To date, bid documents have been requested by Mazza, Brivalo, Hometown Waste & Recycling, Liberty, Republic Services, Jersey Specialized Hauling and Suburban Disposal.

Bill White has been working with JCP&L about the switch over to JCP&L at The Fort. JCP&L lines cross over the Borough lot at the corner of Razor and Oceanport Way. Bill has requested that Ms. Phelps bring this up to the Council as JCP&L needs to know if the Borough will grant them an easement before they continue their design. She asked if anyone has any objections to the easement? If not, she will work with Bill on what the Borough needs to move forward with the easement. This purchase price of this property was partially funded with a Monmouth County Open Space Grant. The County did record a Deed of Open Space Easement to permit future improvements to the public utilities within the Open Space Grant Area including the installation, repair, replacement, or expansion of facilities, including mains, laterals and connections for the transmission and distribution of water, sanitary sewer, and natural gas so we're covered on that end. The Borough received a check in the amount of \$55,534.18 representing Verizon's franchise fee for 2024.

At the NJ SEM (Sustainable Energy) Reorganization Meeting, Ms. Phelps was appointed State Representative so she can add that to her resume.

NJ American Water will temporarily change the water treatment process at the plants the week of February 17 through mid-April which includes temporarily shifting using chloramine to free chlorine. During this period, some customers may notice a light taste and smell of chlorine in their water which is normal and will only be temporary. If this happens, NJ American suggests placing water in an uncovered pitcher in the refrigerator overnight to allow the chlorine to dissipate.

The bald eagle and osprey have been removed from NJ's endangered species list. The bald eagles' status has changed from endangered to special concern and the osprey from threatened to stable.

Finally, it's that time of year again, for the MEL/JIF's Annual Elected Officials Seminar. Ms. Phelps has assigned the course to each member of the Governing Body and they will receive an email from Bistrainer with directions on how to access the MSI Learning Management System. It's 35 minutes long and by taking the course the Borough receives a credit of \$250 for each municipal official who completes the course by May 2025.

XI Old Business**XII New Business**

1. Discussion regarding bulkhead at 47 Wardell Circle. Mayor Tvrdik recused himself from this discussion due to a conflict as this is his in-law's property and left the meeting room at 7:14. Council President Cooper assumed the chair and explained that the Carusos are replacing their bulkhead and in the process, the survey revealed that a portion of the bulkhead is in Borough right of way. They are offering to replace that section in the Borough right of way at their own cost but it requires Council approval. Borough Engineer, Mr. White wrote an opinion stating that as long as it complies with Borough standards regarding bulkheads he has no issue.

Mr. Green, a neighbor, is concerned that the Borough will give the Carusos title to the right of way or acquire it through adverse possession. Adverse possession does not apply to municipalities and the Borough policy is not to vacate these properties.

Billie Jo Caruso, 47 Wardell Circle stated that it was a direct replacement with no change to the public use of the public right of way.

Council had no issue with the replacement as long as an as built was submitted to the Borough Engineer to assure that it was built to Borough standards.

Thomas Murphy, 15 Pocahontas Ave. asked about where the bulkhead actually is and if their bulkhead encroached into the public right of way. He asked about the 25 feet and was told it was the length of the bulkhead that was in the right of way. He was concerned that the right of way will appear as private property and wondering if the right of way extends beyond the bulkhead.

Bill Sverapa, 155 Comanche Drive wanted to talk about the beach and the amount of garbage. He would like to see it maintained.

It was to consensus of Council to allow the bulk head replacement.

Mayor Tvrdik reentered the meeting at 7:32 pm.

2. Discussion ensued regarding a donation of the Fire Truck to Monmouth Park. It was discussed at the last meeting about further research to see how this could be accomplished. The Mayor turned it over to Borough Attorney Bayer and he explained that the best way to accomplish this would be to donate the truck to the Port Au Peck Fire Company and they could handle it as they see fit. Council concurred with this recommendation.
3. Discussion of the proposed Shade Tree Ordinance. The Shade Tree Committee has been working hard on this and the members were thanked for their hard work. Council President Cooper explained that the ordinance is State mandated and the Shade Tree Committee and Construction Official Mike Thulen looked at various ordinances adopted by other municipalities. Basically, individuals will need a permit to remove a tree and depending on the size of the tree there will be a need for tree replacement or a fee if no replacement which will go into a trust. Mike Thulen, Construction Official, just added that if something goes before the Planning Board they will take over with regard to the ordinance. This will be on the agenda for the next meeting.

XIII Mayor Tvrdik's Report:

Mayor Tvrdik thanked the Borough staff in the departments for all they have done to step up in the absence of a key employee, especially the clerk's office.

Mayor Tvrdik talked about the way the Borough stepped up after the tragic fire at the Carney family home and thank goodness no one was hurt. He thanked all those involved in helping the family.

Mayor Tvrdik stated there was an event last week hosted by Netflix to engage with local businesses.

The Mayor mentioned the resignation of Michelle Mastromonica from the building department and thanked her for her service to the Borough and also congratulated Officers Carroll and Kozak on their appointment as permanent police officers here in the Borough.

Mayor also mentioned the resignation of Special Officer Miles who has accepted a full-time position with another municipality and wished him luck. He welcomed the new members to the Historical Committee.

Mayor Tvrdik stated the State of the County will take place next Tuesday.

IXV. Public Comments: Mayor Tvrdik opened the meeting to comments from the public. The following persons appeared:

1. Fred Filippone Willow Court He wanted to thank the Council for not letting the barges come into the river to allow for the ice boats to use the frozen the river which was the first time in many years.

As there was no one else from the public, Mayor Tvrdik closed that portion of the meeting.

XV. Adjournment: At 7:51 PM the meeting was adjourned on a motion by Councilwoman Keeshen, seconded by Councilman Gallo and approved by Council.

Respectfully submitted,

Stephanie Kramer
DEPUTY BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • FEBRUARY 20, 2025

Regular Meeting

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Mayor Tvrdik called the meeting to order at 7:00 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 12, 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.
- III. **Flag Salute, Statement to the Public:** Mayor Tvrdik asked Mark Patterson as it was his birthday to lead attendees and members of the Council in the flag salute.

IV. **Roll Call:**

Attendee Name	Title	Status
Thomas Tvrdik	Mayor	Present
William Deerin	Councilman	Present
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Present entered at 7:01
Michael O'Brien	Councilman	Present
Keith Salnick	Councilman	Absent
Patty Cooper	Councilwoman	Present
Jeanne Smith	Borough Clerk	Absent
Andrew Bayer	Borough Attorney	Present
Donna M. Phelps	Administrator	Present
Catherine D. LaPorta	Chief Financial Officer	Present
Stephanie Kramer	Deputy Borough Clerk	Present

- V. **PUBLIC COMMENT - Action Items Only:** Mayor Tvrdik opened the meeting for public comment on actions items only. As no one from the public presented, that portion of the meeting was closed with a motion from Councilman O'Brien and seconded by Councilman Deerin.

VI. **Administrator's report**

Ms. Phelps reported that the Borough received Comcast franchise fees in the amount of \$40,231.00. Ms. Phelps advised that the Minute Track program that was previously used by the Clerk's office is being discontinued and the Borough has contracted with Civic Plus to provide the program to process agenda packets and minutes of the Mayor and Council and Planning Board meetings to work in conjunction with the Borough website. She and Stephanie completed training last Thursday and hope to have the system go live at the March 6th meeting. Ms. Phelps added that she has also completed training with the Central Jersey Health Fund so she can administer the Borough's health insurance plan and provide information to the Borough employees. Ms. Phelps thanked the Clerk and Finance offices for all the help to keep things going while also implementing the new programs and Kelle Burrough for stepping up to help update the Borough's website. She added "to say we have a good team at the Borough is an understatement."

VII. **Clerk's Report**

Ms. Kramer stated the Clerk's office has been busy with the normal flurry of activity for licensing dogs and cat and keeping up with mercantile licenses and landscaping permits. She reported that the volume of OPRA requests continues to rise and thanked Kim Parent for spearheading the requests and working extra hours to make sure they get done. Ms. Kramer noted that Planning Board applications seem to be on the rise also and thanked Kim Jungfer for all her help and direction.

Ms. Kramer stated she is learning at a fast pace and that will help her when she resumes taking the Municipal Clerk classes. She also wanted to thank the Mayor and Council, Donna, Katie and the Finance Department for all their help and support.

Mayor Tvrdik thanked Ms. Kramer for the incredible job she is doing and the entire team for stepping up,

VII. Second Reading and Public Hearing of Ordinance #1104.

AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY SETTING FORTH AND AMENDING THE SALARY RANGES OF CERTAIN BOROUGH OFFICERS AND BOROUGH EMPLOYEES PASSED AND APPROVED MARCH 16, 1939 AND LAST REVISED AND APPROVED ON APRIL 18, 2024" This ordinance was withdrawn.

VIII Consent Agenda

- | | | |
|-----------------|-----|--|
| #2025-76 | 1. | Resolution authorizing payment of Bil List 02-20-2025 |
| #2025-77 | 2. | Resolution awarding a contract to Collier Engineering for a FMERA project |
| #2025-78 | 3. | Resolution authorizing an emergency temporary appropriation |
| #2025-79 | 4. | Resolution authorizing the purchase of a vehicle for Borough of Rumson |
| #2025-80 | 5. | Resolution appointing a Class I special officer |
| #2025-81 | 6. | Resolution appointing two members to the Recreation Committee |
| #2025-82 | 7. | Resolution authorizing a shared service for payroll services with Monmouth Beach |
| #2025-83 | 8. | Resolution authorizing additional compensation for Jason Sutton. |
| #2025-84 | 9. | Resolution authorizing a donation of a fire truck to PAP Chemical Hose Co. |
| #2025-85 | 10. | Resolution authorizing a tax refund for overpayment |
| #2025-86 | 11. | Resolution approving the Emergency Operations Plan and Mutual Aid Agreement with the County. |
| #2025-87 | 12. | Resolution authorizing the 2025 SCAT agreement with the County |

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Gallo, Councilman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Cooper
ABSENT:	Salnick

IX. Introduction and first reading of Ordinance #1105.

Councilwoman Cooper called for the introduction of "AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY SETTING FORTH AND AMENDING THE SALARY RANGES OF CERTAIN BOROUGH OFFICERS AND BOROUGH EMPLOYEES PASSED AND APPROVED MARCH 16, 1939 AND LAST REVISED AND APPROVED ON DECEMBER 17, 2024" and then asked the Deputy Clerk to read the proposed ordinance by title only, after which Councilwoman Cooper moved to approve the Ordinance upon first reading and to hold the PUBLIC HEARING on the proposed ordinance at the Council meeting of March 6, 2025 and to advertise same in accordance with the law, which was seconded by Councilman O'Brien.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Patricia Cooper, Council President
SECONDER:	William Deering, Councilman
AYES:	Deerin, Gallo, Cooper, Keeshen, O'Brien
ABSTAIN:	None
ABSENT:	Salnick

X. Council Standing Committee Report

1. Councilman Deerin reported that Parks and Rec is quiet right now but they are working on the next event which is the Easter Egg hunt. Information is on the website on Summer Action Camp. The other concern he has had from a few residents is walking dogs without leashes especially at Blackberry and Community Center and reminded everyone that dogs should be on a leash.

2. Councilman Gallo reported that Public Works continues to be snow ready and with the last storm the streets were down to blacktop by morning and they did a great job. Mayor Tvrdik added that some grass had inadvertently been plowed and Mr. Briskey is keeping a list and will be restoring the damage when the weather breaks.
3. Councilman Keeshen reported that the Borough did a good job getting the cars off the streets in the last two snowstorms and wanted to thank Buzzy for the weather notifications and updating the website. He continued that he and Councilman O'Brien have a meeting with our new Police Chief Gary Grimes in the near future to discuss goals and finances. They are looking forward to that meeting. Councilman Keeshen reported that there was a complaint filed with various State Agencies against the Fire Department. The complaint is being investigated by those State Agencies. He suggested bringing in an Administrator to oversee the Fire Department which would be a paid part time position. Many of the surrounding towns have done this due to the amount of paperwork and requirements from the state and other agencies. It has become cumbersome for a volunteer and this is something he will talk about at the next workshop meeting. He added that some issues have come to light recently between the two fire houses and there are some disgruntled members. As a result of the complaint filed, the Fire Inspector Tim Griffin has taken on coordinating the investigation with the State Agencies. Hopefully that will lead us to a place where we ensure that we are doing the right thing and giving the firemen the tools they need to be able to perform their main job of fighting fires.. Councilman Keeshen stated that the next BINGO night was March 8th.
4. Councilman O'Brien reported that it is a pretty slow period right now in the finance department as we ramp up for the budget season but he did have some information to share. First of which is receipt of sports wagering money which we made application for in 2024 and the total this year is \$197,316.00 so we will earn interest on that until we find an appropriate use of those funds. Second of which was the resolution on the consent agenda for a shared service agreement with Monmouth Beach for payroll services. That adds to shared services that we have now with Court, CFO, Tax Collection, a few with the County as well as shared services with the Board of Ed. We continue to try to find ways to create efficiency and look for ways to utilize the skills of our own Borough employees. Council O'Brien welcomed Val Gregorian to the Finance department and stated he is doing an excellent job as a new ass't. and he echoed the statements made concerning the Clerk's office and Finance department and the tremendous job they have done in the absence of the Borough Clerk. Specifically he pointed out Stephanie Kramer, Kim Parent and Kim Jungfer stating they are doing an awesome job.
5. Councilman Salnick: Absent Mayor Tvrdik wanted to mention that Shore Regional had their referendum session and Sea Bright came in to let them know that they are completely against this and their attorney told them what Shore Regional was doing was unlawful forcing a referendum when they are trying to pull out of the district. Mayor said the referendum is on the ballot for next month to do some expansions to the high school and encouraged residents to educate themselves on the matter and take a look at information on their site.
Mayor Tvrdik stated the Oceanport Board of Education is meeting on February 26th and they invite members of the public to come. It is an agenda for public comment on what is going. The Mayor attended the first round of the playoffs of the girls' basketball team and can't wait to speak to Mayor Talerico about how we slaughtered them. Great job girls many of whom are in eighth grade so they put on a really good show and Eatontown fought hard, it was a great game. Next up is Rumson on Tuesday and it is always good to support them and watch them play.
6. Council President Cooper reported about the Tree Ordinance that was distributed to Council. She asked that Council review it and get back to her with any questions or comments as we will be looking to introduce it at the next meeting. Councilwoman Cooper stated she attended the Water Watch committee who has new members and they will begin their testing in March. Environmental Commission has people interested in joining. Those two programs will be up and running.

XI. Mayor Tvrdik's Report:

Mayor Tvrdik has two matters when it comes to planning and development. First an issue with the plowing, a gentleman reached out about Arnold Avenue with drainage and safety concerns. The Mayor forwarded the matter to Bill White to look at it for the road program and his records show Arnold was last paved in 1999 and he would do a site visit to check on road conditions, drainage and curbing. As we have done a lot of work on Milton Ave., Monmouth Blvd. and just finished Driveway, Arnold may be the right street to tie it all together but Mr. White will get back with his findings and recommendations.

Secondly, our construction official Mike Thulen reached out to Donna and the Mayor. He was going through our codes and there is one that pertains to the demolition of structures which requires a \$200 deposit to be collected in conjunction with issuance of a permit. He feels with the large development coming, Netflix alone will have 60 demolition permits this year trying to maintain each \$200 deposit would significantly increase administrative workload and is recommending this requirement be removed from the code. The Mayor said he would forward it to the planning and development committee for review at the next meeting.

Mayor Tvrdik reported that we, along with our professionals will be meeting with Netflix in the next few weeks along with Eatontown to discussing valuation of the development, taxation, and community benefits. They are gearing up to close and as the Borough approved phase 1a they are looking to break ground this time next year which means they will start paying taxes to Oceanport as well which means we have a lot of good issues to finalize. The Mayor will be asking two members of the Finance Committee to start joining the valuation meetings and community benefits. He will let everyone know when those dates are. There has been a lot of hard work that has been

done by not just us, but Borough employees and Andy Bayer has been outstanding keeping up with all that is going on. Look for updates in the Mayor's message and of course up at the dais after the meeting, phone or email.

Council President Cooper forgot to remind everyone of the community CPR class the First Aid is having this Saturday at 9 a.m. If anyone is interested they can email the Oceanport First Aid Squad just to let them know they will be there.

Mayor Tvrdek wanted to thank DPW workers for the job they've been doing with the snow storms and the crew up here, Donna, Katie, Stephine, Kim you are doing a great job.

Mayor Tvrdek stated that the FOG group, the business owners on Fort Monmouth, asked him to mention two events they have coming up in the next few months. The first being the Rock and Roll 5k which benefits Lunch Break that will be held Saturday March 15th at 10 a.m. Everyone that signs up will receive their very own leprechaun suit plus a free beer or soft drink with a performance by Brian Kirk and the Jerks. The second event is a night without a bed which is being held at Fort Athletic Club. This event also benefits Lunch Break and the mission is to raise awareness with Monmouth County youth to learn about the plight of families and children who are experiencing homelessness. In addition to raising awareness it raises much needed funds to continue their operation. Participants are asked to sleep in a box for one night in addition to raising pledges for a good cause.

The Mayor added that speaking of families in need just over the course of two weeks from the Kearney fire and all the clothing that was received that they couldn't use, over 100 bags, was dropped off so we are further donating the clothes.

X. Public Comments: Mayor Tvrdek opened the meeting to comments from the public. The following persons appeared:

Gary LaBruno, 50 Wyandotte Ave. Suggested that until such time that the website is back up with the agendas can we have copies of the resolutions attached to the agendas so the public can see those resolutions. Ms. Kramer stated that presently the agendas and resolutions are on the website just in a different spot which is under the banner Agendas and minutes.

Mr. LaBruno asked about the Fire Department Administrator, other than towns that have fire districts that have paid employees. Only town he knows of that has a Fire Administrator is Sea Bright and asked if there are any other. Mayor Tvrdek said West Long Branch does, Monmouth Beach is going to do it and there are others moving in this direction as the volume of requirements and paperwork is becoming too much. Oceanport did have one years ago, Phil Payne. Mr. LaBruno asked if this would be a full time position and the Mayor said no it would be a small part time position..

As no else from the public wished to be heard Councilman O'Brien moved to close the public portion, seconded by Councilman Deerin and approved by Council,

XI. Adjournment: At 7:27 PM the meeting was adjourned on a motion by Councilwoman Cooper, seconded by Councilman O'Brien and approved by Council.

Respectfully submitted,

Stephanie Kramer
DEPUTY BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

WORKSHOP MINUTES • MARCH 6, 2025

Regular Meeting

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Mayor Tvrdik called the meeting to order at 7:00 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 12, 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.
- III. **Flag Salute, Statement to the Public:** Mayor Tvrdik led attendees and members of the Council in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status
Thomas Tvrdik	Mayor	Present
William Deerin	Councilman	Present at 7:02
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Absent
Michael O'Brien	Councilman	Present
Keith Salnick	Councilman	Absent
Patty Cooper	Councilwoman	Present
Jeanne Smith	Borough Clerk	Absent
Andrew Bayer	Borough Attorney	Present
Donna M. Phelps	Administrator	Present
Catherine D. LaPorta	Chief Financial Officer	Present
Stephanie Kramer	Deputy Borough Clerk	Present

- V. **PUBLIC COMMENT - Action Items Only:** Mayor Tvrdik opened the meeting for public comment on actions items only. As no one from the public presented, that portion of the meeting was closed

VI. **Administrator's Report**

Ms. Phelps reported that work has started at Trinity Park. The Thrive 450 outdoor gym has been delivered and is being housed in the DPW yard until they are ready for installation. The park should be up and ready for the Spring.

Responses to the RFP for Architectural Services for the bathrooms at Blackberry Bay Park; the water, sewer, bathrooms and storage facility at Maria Gatta Park; and the Boat House at Maria Gatta were received on Wednesday, March 5th. All the proposals were higher than we expected. The documents need to be reviewed by our Borough Attorney for compliance and we can decide on how we proceed prior to the March 20th Council Meeting.

Ms. Phelps participated in a zoom call with Borough Planner Kendra Lelie, Borough Attorney Andy Bayer, and Deputy Borough Clerk Stephanie Kramer regarding the Borough's 4th Round Affordable Housing Plan. Kendra will begin preparing the plan which will be tentatively presented to the Planning Board during a workshop meeting which we are trying to schedule for Wednesday, April 23rd. Planning Board approval scheduled for Tuesday, May 27th and Council approval set for Thursday, June 5th.

The Riverwalk Project is requesting a 7:00 am start time for the next six months due to the extensive site work required for the project. Their contractors need adequate setup time each morning to ensure safe and efficient operations throughout the day. The early start time will improve their ability to coordinate deliveries, prepare equipment and organize work crews before full construction activities start. To minimize any inconvenience to nearby residents they commit that no construction activities will take place within 100 feet of Barton Avenue from 7-8 am; particularly noisy operations will be scheduled after 8:00 am, whenever possible; site supervisor will actively monitor noise levels during the 7-8 am time frame. It was decided to wait until the next meeting to get a feel what the residents in the area think and decide at the next meeting.

- VII, Clerk's Report:** Ms. Kramer reminded everyone of the Special Shore Regional School Board election on Tuesday, March 11th. The regular polling locations will be open from 6 a.m. to 8 p.m. along with the Clerk's Office.
- Ms. Kramer thanked Donna Phelps for getting the agenda up on Civic Plus.
- Ms. Kramer reminded that the late fee for pet licenses started March 1st and as spring clean up has begun reminder to landscaper to come in and renew their licenses.

VIII. Action Items

A. Second Reading and Public Hearing – Ordinance 1105 Setting salary ranges for various positions

Council President Cooper asked the Deputy Clerk to read the ordinance by title only and the affidavit of publication.

Ms. Kramer stated that the ordinance was published by title only in the Two Rivers Times on February 13, 2025 in accordance with law. **AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY SETTING FORTH AND AMENDING THE SALARY RANGES OF CERTAIN BOROUGH OFFICERS AND BOROUGH EMPLOYEES PASSED AND APPROVED MARCH 16, 1939**

PUBLIC HEARING: Mayor Tvrdek opened the meeting to the public for comment on this ordinance only. As on one from the public wished to be heard the public portion on the ordinance was closed on a motion by Councilman O'Brien and second from Councilman Gallo with all in favor.

Council President Cooper moved that this ordinance be adopted on second reading and to advertise same in accordance with law. The motion was seconded by Councilman Deerin.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patricia Cooper, Council President
SECONDER:	William Deerin, Councilman
AYES:	Deerin, Gallo, O'Brien, Cooper
ABSENT:	Keeshen, Salnick

B. Consent Agenda:

- | | |
|-----------------|---|
| #2025-88 | 1. Resolution authorizing payment the 03-06-2025 Bill List |
| #2025-89 | 2. Resolution awarding the proposal of Kyle and McManus Associates |
| #2025-90 | 3. Resolution authorizing an Emergency Temporary Resolution |
| #2025-91 | 4. Resolution awarding a contract to Collier Engineering & Design for Bid Specs for Borough Buildings to New JCP&L System |
| #2025-92 | 5. Resolution approving 2024 certified lists for LOSAP |
| #2025-93 | 6. Resolution affirming the Differential HAS contribution for Walter O'Neil |
| #2025-94 | 7. Resolution authorizing 2025 Annual letter to NJDOT for Monmouth Park Heliport Location |
| #2025-95 | 8. Resolution authorizing redemption of Tax Sale Certification #24-00014. |
| #2025-96 | 9. Resolution authorizing redemption of Tax Sale Certificate #21-00001 |

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael O'Brien, Councilman
SECONDER:	Patricia Cooper, Council President
AYES:	Deerin, Gallo, O'Brien, Cooper
ABSENT:	Keeshen, Salnick

C. FIRST READING ORDINANCES:

- #1106** An Ordinance Amending Chapter 371

Councilwoman Cooper called for the introduction of **“AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY CHAPTER 371, “TREES” SHALL BE REPLACED IN ITS ENTIRETY WITH THE FOLLOWING INCORPORATING THE REQUIREMENTS OF THE BOROUGH’S NJDPE TIER ONE MUNICIPAL STORMWATER GENERAL PERMIT”**

and then asked the Clerk to read the proposed ordinance by title only, after which Councilwoman Cooper moved to approve the Ordinance upon first reading and to hold the PUBLIC HEARING on the proposed ordinance at the Council meeting of March 20, 2025 and to advertise same in accordance with the law, which was seconded by Councilman Deerin.

Discussion on the ordinance, Borough Attorney stated there was some language added to the permitting and penalties which he read into the record.

Mayor thanked everyone for the work put into this ordinance

Councilman Gallo stated he felt that the ordinance put an undue burden on the residents.

Council President Cooper explained the reasonings for the replacement and costs also the State requirements.

Councilman Deerin did not like the idea of telling people what they could do with their property.

RESULT:	ACCEPTED [3-2]
MOVER:	Patricia Cooper, Council President
SECONDER:	William Deerin, Councilman
AYES:	O'Brien, Cooper Tvrdik
NAYS:	Deerin, Gallo
ABSENT:	Keeshen, Salnick

IX. Discussion Items

1. Bid received for Garbage/Recycling Contract

Mayor Tvrdik turned the discussion over to Councilman O'Brien who explained we worked hard to make sure it wouldn't be a serious shock to the Borough. Four options were put forth which he explained each option and the option that seems the best for the Borough would be moving to two zones with Monday/Thursday and Tuesday/Friday pick ups for garbage pick up and Recycling pick up every Wednesday for the entire Borough. It was recommended a two year contract with 3 one year options to renew. It will require some education to the residents on the new schedules.

X Mayor Tvrdik's Report:

Mayor Tvrdik was at the charity event this past weekend at Birdsmouth Brewery which was to benefit schools impacted by the fires in California.

Mayor Tvrdik mentioned the Reese Fiore finished just finished her basketball career at Shore Regional as the fourth leading scorer in Shore Regional history.

Mayor Tvrdik received a call from Jonathan Ryan who informed him that we are down two ambulances and if okay will be borrowing one from Eatontown until the ambulance can get back in service.

Mayor Tvrdik said that the final paving will commence and then striping and lighting and the Old Wharf Parking Lot should be completed by mid-April.

Wednesday was eventful with a dolphin that got stuck in low tide by the Marina but unfortunately the dolphin died despite efforts by Chief of Police Gary Grimes to save it. Also, there was a meeting with Netflix to discuss moving forward and they will be looking for an early start when they start demolition and construction. They will be starting at the Main Gate in Eatontown and moving on from there. Later in the day there was a meeting at Monmouth Park to discuss the residential component and they are looking for a PILOT on the affordable units only. Looking at putting 70 affordable units in but no decision has been made.

XI. Public Comments: Mayor Tvrdik opened the meeting to comments from the public. The following persons appeared:

1. Mark Patterson, 40 Itaska Place. He thanked Donna for rectifying the agenda and getting it on the website and Katie for getting back to him with a question he had. He felt the tree ordinance put an undue burden on the residents and stated his various concerns with the ordinance.
2. Gary LaBruno 50 Wyandotte Ave. He reiterated what Mark said about the website. He questioned an item on the Bill List for \$400 to Port Au Peck Firehouse which the Borough owns, for rental fee. Ms. LaPorta explained that funds come from the County and explained that they move the trucks and clean up. Mr. LaBruno asked why the Borough isn't purchasing a new ambulance since all the ambulances are probably beyond useful life. Lastly he asked about the tree ordinance and what would

happen if it was not adopted. He was told that the State would rescind the Stormwater permit. He also asked who determines the health of the tree.

As there was no one else from the public, Mayor Tvrdek closed that portion of the meeting.

- XII. Adjournment:** At 7:59 PM the meeting was adjourned on a motion by Councilwoman Derrin, seconded by Councilman Gallo and approved by Council.

Respectfully submitted,

Stephanie Kramer
DEPUTY BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • MARCH 20, 2025

Regular Meeting

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Mayor Tvrdik called the meeting to order at 7:00 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 12, 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.
- III. **Flag Salute, Statement to the Public:** Mayor Tvrdik asked Luke and Nate, from Boy Scout Troop 58 lead the flag salute
- IV. **Roll Call:**

Attendee Name	Title	Status
Thomas Tvrdik	Mayor	Present
William Deerin	Councilman	Present
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Present
Michael O'Brien	Councilman	Present
Keith Salnick	Councilman	Absent
Patty Cooper	Councilwoman	Present
Jeanne Smith	Borough Clerk	Absent
Andrew Bayer	Borough Attorney	Present
Donna M. Phelps	Administrator	Present
Catherine D. LaPorta	Chief Financial Officer	Present
Stephanie Kramer	Deputy Borough Clerk	Present

- V. **PUBLIC COMMENT - Action Items Only:** Mayor Tvrdik opened the meeting for public comment on actions items only. As no one from the public presented, that portion of the meeting was closed

VI. **Administrator's report**

Ms. Phelps reported that she was getting ready to request reimbursement from the County for the Borough's Open Space Grant for the electric lights at Maria Gatta Park in the amount of \$330,000 and has completed most of the paperwork. We do need a Resolution deeming the project complete and that will be on for the April 3rd meeting.

As discussed, Ms. Phelps got back to EDA in response to their funding opportunity as it pertains to the Netflix project requesting funding for the continuing projects at Maria Gatta Park. They responded that the budget originally cited (\$750,000) will likely be reduced. EDA is currently undergoing an internal restructuring, and her contact will be reporting to the leaders of a different division. Once he chats with them to clarify program specs and the budget, he will get back to Ms. Phelps.

Ms. Phelps stated she is working on an Ordinance, which is part of the requirement to have Oceanport deemed a NJ Film Ready community which should be ready for introduction at the April 3rd meeting.

Ms. Phelps wanted to take a moment to congratulate Stephanie on handling the Shore Regional School Referendum Election last week. She did a great job, with no incidents. Great job Stephanie!

In closing, I'm turning this over to the Mayor to discuss the Targe Enforcement Zones to Curb Speeding.

Mayor Tvrdik asked Chief Grimes to come up and the Mayor spoke about the improvements to staffing and equipment to the Police Department. He acknowledged that speeding is a problem. The Mayor gave statistics of police stops last year and Chief Grimes reported on stops year to date. They are recommending Targeted Enforcement Zones which would require mandatory court appearances if ticketed in these zones and hopes that it would be a further deterrence to speeding. Streets identified are in the resolution that would be included in the Targeted Enforcement Zone. Mayor stated this should let everyone know when driving through Oceanport, slow down. Chief Grimes stated that the resolution also allows them to change streets if necessary, adding that even though your street might not be in the Enforcement Zone does not mean officers won't be making stops on every roadway in the

Borough. Councilman Deerin asked the Chief for his opinion speed bumps and the Mayor stated they are problematic during plowing and maintenance. Councilman O'Brien thinks it important to say that there will be signage on the streets indicating the zone.

VII. Clerk's Report

Ms. Kramer reported that last Tuesday's special election, though a long day, ran smoothly with no issues.

Ms. Kramer also reported that previous Council and Planning Board meetings are now on the Borough website and thanked Mike Thulen for all his help the last few months with getting items posted on the website.

VII. ACTION ITEMS:

Consent Agenda

Mayor Tvrdik asked that resolution 2025-117 and 2025-121 be taken separately as there have been some changes after hearing from residents in the area

- | | | |
|------------------|-----|---|
| #2025-97 | 1. | Resolution authorizing payment of Bil List 03-20-2025 |
| #2025-98 | 2. | Resolution approving tax exemption for Bryan Gomes |
| #2025-99 | 3. | Resolution awarding contract to Intron Technology |
| #2025-100 | 4. | Resolution authorizing refund for overpayment of taxes Block 61, Lot 13 |
| #2025-101 | 5. | Resolution appointing Zakary Jensen as a Seasonal Laborer in DPW |
| #2025-102 | 6. | Resolution appointing Salvatore Lagrotteria as Season Laborer in DPW |
| #2025-103 | 7. | Resolution appointing Jared Carroll as Seasonal Laborer in DPW |
| #2025-104 | 8. | Resolution authorizing Special Events permit Twin Lights Bike Tour. |
| #2025-105 | 9. | Resolution authorizing Special Events permit, Beach Events Skeleton Run. |
| #2025-106 | 10. | Resolution authorizing Special Events permit, Birsdmouth Brewery Bikes and Beers |
| #2025-107 | 11. | Resolution authorizing Special Events permit, Boujee Foodie Con. |
| #2025-108 | 12. | Resolution authorizing Special Events permit, Monmouth Medical |
| #2025-109 | 13. | Resolution awarding contract for cleaning services to Pro Janitorial LLC |
| #2025-110 | 14. | Resolution authorizing Emergency Temporary Appropriation to Extend the 2025 Temp Budget |
| #2025-111 | 15. | Resolution authorizing Amendment to the Health benefits Plan |
| #2025-112 | 16. | Resolution authorizing CGP&H contract to serve as Administrative Agent |
| #2025-113 | 17. | Resolution authorizing CGP&H contract for Affordability Asst. and Accessory Apt. Programs |
| #2025-114 | 18. | Resolution Authorizing CGP&H contract for Housing Rehabilitation Program |
| #2025-115 | 19. | Resolution accepting the resignation of Juan Carlos Merino |
| #2025-116 | 20. | Resolution accepting the resignation of Milton Zarate |
| #2025-118 | 21. | Resolution awarding solid waste & recycling contract to Suburban Disposal |
| #2025-119 | 22. | Resolution appointing Kimberly Jungfer Part Time Deputy Borough Administrator. |

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Deerin, Councilman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Cooper
ABSENT:	Salnick

#2025-117 Resolution Authorizing Exception to Chapter 267-4, Noice for the Riverwalk Development Project

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Deerin, Councilman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Cooper
ABSENT:	Salnick

- B. Second reading and public hearing on the Ordinance #1106 AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY CHAPTER 371, "TREES" SHALL BE REPLACED IN ITS ENTIRETY WITH THE FOLLOWING INCORPORATING THE REQUIREMENTS OF THE BOROUGH'S NJDPE TIER ONE MUNICIPAL STORMWATER GENERAL PERMIT.** This matter was carried to the April 3, 2025 Meeting.

X. Council Standing Committee Report

1. Councilman Deerin reported that the fields are open and look great. He reminded everyone that the fields are wet and allow them to dry out before using, adding that Gatta Park fields are almost booked for the season. He also reminded everyone about the Easter Scramble on April 5th at the Community Center. Councilman Deerin reported that the work at Trinity Park is underway.
2. Councilman Gallo reported that leaf cleanup is underway for the month of April, leaves to the curb but please no sticks or branches.
3. Councilman Keeshen echoed the earlier speeding concerns He is meeting with emergency services regarding 2025 budgets..
4. Councilman O'Brien reported that the Finance Committee has been meeting with Department Heads regarding their 2025 budget requests, with the budget scheduled to be introduced at the second meeting in April with the public hearing and adoption at the second meeting in May.
5. Councilman Salnick: Absent
6. Council President Cooper reported about the Tree Ordinance. The Committee took in all the comments of Council and residents and there have been some revisions made. They will be included with the introduction of the revised ordinance. The Shade Tree Committee is planning some education blasts that will be coming out.

XI. Mayor Tvrdik's Report:

Mayor Tvrdik congratulated Stephanie for a job well done with the Special Election adding that the Shore Regional referendum was not approved and he is sure they will regroup and come back with another plan as there is infrastructure work that is needed. Mayor spoke with a resident who's son got in a little trouble and needed to do community service. The Mayor had him do a cleanup at Gatta Park last weekend. Mayor Tvrdik also spoke about an incident he had over the weekend with some kids on ebikes and with the assistance of Officer Henry they warned them about the dangers of ebikes.

Mayor Tvrdik attended the Board of Education and asked everyone to attend the Maple Place Play "Newsies Jr." March 28th – 30th. He spoke about Gifted and Talented teacher Ms. Goldsmith took students to the Future Cities competition at Rutgers and an Oceanport group was one of the top 10 teams so congratulations to them and to Ms. Goldsmith as Teacher of the Year. He also reported that the Board of Education will be introducing their budget this year and because of all the new ratables there will be a tax decrease this year. Mayor Tvrdik reported also at the Board of Education meeting residents were there expressing concern about leasing Maple Place this summer and he is confident the Board will take into consideration all the concerns and wait for them to respond

XII. Public Comments: Mayor Tvrdik opened the meeting to comments from the public. The following persons appeared:

Mark Paterson, 40 Itaska Place Thanked Councilwoman Cooper and those involved for pushing back on the tree ordinance and listening to the residents.

Also there were a lot on the consent agenda and there was no opportunity for the public to comment. Mayor Tvrdik apologized for the oversight on his part and there is always an opportunity for the public to comment on action items.

William Green, 8 Nicholson Place stated he attended the Board of Education meeting and did not realize the Board was autonomous and felt they don't have the expertise to leasing space and there should be some oversight.

Mr. Green stated he wrote a letter about the bulkhead on Nicholson Place right of way.

Mayor Tvrdik recused himself due to a conflict and left the meeting room at 7:42 pm.. Mr. Green asked for a status on this project. Borough Attorney stated that the bulkhead is not completed on the Borough right of way, the shed needs to be removed and the fencing has to be moved and brought up to code for a fence. This is being put into writing and they have decided not to replace the bulkhead on the Borough due to cost and personal matters and the Borough will be looking at grant monies to replace the Borough portion of the bulkhead.

At 7:47 Mayor Tvrdik reentered the meeting.

As no else from the public wished to be heard Councilman O'Brien moved to close the public portion which was seconded by Councilman Keeshen and approved by Council,

IX Resolution #2025-120 Authorizing an Executive Session – Matters relating to the purchase , lease or acquisition of real property – potential Open Space acquisition and matters relating to litigation, negotiations and the Attorney-Client Privilege – Affordable housing.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael O'Brien, Councilman
SECONDER:	Brian Keeshen, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Cooper
ABSENT:	Salnick

The Council returned from Executive Session at 8:32 p.m.

XIII. Adjournment: At 8:33 PM the meeting was adjourned on a motion by Councilman O'Brien, seconded by Councilman Keeshen and approved by Council

Respectfully submitted,

Stephanie Kramer
DEPUTY BOROUGH CLERK

ORDINANCE #1107

**AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH AND
STATE OF NEW JERSEY AMENDING CHAPTER 284 OF THE CODE OF THE BOROUGH
OF OCEANPORT, ENTITLED "PEACE AND GOOD ORDER"**

BE IT ORDAINED by the Council of the Borough of Oceanport, in the County of Monmouth, in the State of New Jersey, that the following be amended:

Section 284 – 2

Add New

N. At any time use of any automobile, truck or other motor vehicle, located on any public or private highway, road or street, or any public or private lot or premises in the Boro for sleeping or living purposes.

O. Trespass or enter upon the land or property of any other person or upon the land or premises of the Borough of Oceanport or of any public or quasi-public body without lawful permission to do so.

BE IT FURTHER ORDAINED that all other Ordinance or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final passage and publication in accordance with the law.

APPROVED ON FIRST READING

DATED: APRIL 3, 2025

STEPHANIE KRAMER
Deputy Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING:

DATED:

STEPHANIE KRAMER
Deputy Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____

THOMAS J. TVRDIK
Mayor

ORDINANCE #1108

AN ORDINANCE AMENDING CHAPTER 64 (VEHICLES AND TRAFFIC) OF THE CODE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

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

Chapter 64 Vehicle and Traffic of "The Code of the Borough of Oceanport" as amended and supplemented, be and the same is hereby further amended and supplemented by the addition thereto of a new Article XXII PUBLIC AND QUASI-PUBLIC PARKING LOTS

§ 64-75. Prohibition of unregistered vehicles in parking yards and parking places.

Unless authorized by a sworn law enforcement officer, no person shall operate, park, leave or be in possession of a motor vehicle which is unregistered or has a suspended registration in any parking yards (lots) and parking places, which are open to the public or to which the public is invited, whether owned or maintained by a governmental entity or in conjunction with any business or enterprise, whether public, quasi-public or private.

§ 64-76. Exemptions.

This article shall not apply to:

- A. Private property to which the public is not invited, such as residential lots.
- B. Motor vehicles which are exempted from registration under Title 39 of the New Jersey Statutes, such as car dealer inventory.

§ 64-77. Removal.

Any police officer is authorized to order the removal of any unregistered vehicle in violation of this article to a storage space or garage, and the expense involved in such a removal and storage of the vehicle shall be borne by the owner of the vehicle, except that the expense shall be borne by the lessee of a leased vehicle.

§ 64-78. Violations and penalties.

The violation of this article shall subject the person so convicted, or pleading guilty, to a fine of \$100 for an unregistered vehicle and \$175 for a vehicle which has a suspended registration.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby repealed.

BE IT FURTHER ORDAINED this amending ordinance shall become effective upon due passage and publication according to law.

APPROVED ON FIRST READING

DATED: APRIL 3, 2025

STEPHANIE KRAMER

Deputy Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING:

DATED:

STEPHANIE KRAMER

Deputy Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____

THOMAS J. TVRDIK

Mayor

Ordinance #1106

AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING CHAPTER 371, "TREES" INCORPORATING THE REQUIREMENTS OF THE BOROUGH'S NJDEP TIER ONE MUNICIPAL STORMWATER GENERAL PERMIT

WHEREAS, trees play a critical role in the water cycle where they reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare; and

WHEREAS, the NJDEP revised the Tier A Municipal Stormwater General Permit in 2023, which also reclassified all municipalities into the Tier A; and

WHEREAS, the 2023 Tier A MS4 permit renewal requires permittees to adopt and enforce a community-wide ordinance to control tree removal and replacement; and

WHEREAS, the Borough Council believes it is in the best interest of its residents to amend and update its tree replacement requirements in order to comply with the requirements of its Tier A MS 4 stormwater permit and to meet the NJDEP's standards regarding tree removal.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Oceanport, County of Monmouth and State of New Jersey, hereby amends Chapter 371-2 of the Borough Code entitled Trimming or removal of public trees by the addition of a new Section 307-2, to read, in full, as follows:

SECTION I. Purpose:

An ordinance to establish requirements for tree removal and replacement in **Borough of Oceanport** to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

SECTION II. Definitions:

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The use of the word "shall" mean the requirement is always mandatory and not merely directory.

A. "Applicant" means any "person," as defined below, who applies for approval to remove trees regulated under this ordinance.

B. "Critical Root Radius (CRR)" – means the zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6" DBH would have a CRR = 6"x1.5' = 9'.

C. "Diameter at Breast Height (DBH)" means the diameter of the trunk of a mature tree measured at a point four and a half feet above ground level from

the uphill side of the tree. For species of trees where the main trunk divides below the ½ foot height, the DBH shall be measured at the highest point before any division.

D. “Hazard Tree” means a tree or limbs thereof that meet one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.

1. Has an infectious disease or insect infestation;
2. Is dead or dying;
3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.); or
5. Is determined to be a threat to public health, safety, and/or welfare by a certified arborist or Licensed Tree Expert (LTE).

E. “Person” means any individual, resident, corporation, utility, company, partnership, firm, or association.

F. “Planting strip” means the part of a street right-of-way between the public right-of-way and the portion of the street reserved for vehicular traffic or between the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.

G. “Resident” means an individual who resides on the residential property or contractor hired by the individual who resides on the residential property where a tree(s) regulated by this ordinance is removed or proposed to be removed.

H. “Street Tree” means a tree planted in the sidewalk, planting strip, and/or in the public right-of-way adjacent to (or specified distance from) the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.

I. “Tree” means a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

J. “Tree Caliper” means the diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.

k. "Tree removal" means to kill or to cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

L. "Tree Removal Permit - A permit approved by the Borough and duly issued by the Borough Zoning officer or designee according to the terms of this chapter. The permit consists of a written letter acknowledging which trees have been approved for removal and is accompanied by a permit sign to be posted publicly. The permit may also include additional compliance requirements such as a replanting agreement or landscape plan.

SECTION III. Regulated Activities:

A. Application Process:

1. Any person planning to remove a street tree, as defined as Tree removal, with DBH of 2.5" or more or any non-street tree with DBH of 6" or more on their property shall submit a Tree Removal Application to Zoning Official. No tree shall be removed until municipal officials have reviewed and approved the removal.
2. The application will be on a form provided by Zoning office.
3. The application must be accompanied by a recent survey showing the location and sizes of the trees to be removed and replaced.
4. Application for any tree removal or replacement that is the result of work or development to go before the Zoning or Planning boards will be referred by the Zoning Officer to the board secretary and engineer. The Board will review and mention any modifications or approval in the resolution of approval issued.
 - a. The Board may request professional tree surveys and or site plans be provided for review.
5. Application Fee
 - a. The application review fee is \$50, due before any review is performed by the Zoning Officer. The fee is per application and only good for one block and lot parcel.
 - b. A re-review fee of \$25 is required for plan resubmittals after rejected application. The Zoning Office can waive this fee if the review time is determined to be minimal.
 - c. The fee for governmental bodies removing or relocating trees on public land is waived.
 - d. The review fee for application going to the Zoning or Planning board will be charged via the professional's rate approved by the board and charged to the escrow account.

B. Tree Replacement Requirements

1. Any person who removes one or more street tree(s) with a DBH of 2.5" or more, unless exempt under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table below.
2. Any person who removes one or more tree(s), as defined as Tree removal, with a DBH of 6" or more, unless otherwise detailed under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table.
3. The species type and diversity of replacement trees shall be in accordance with Appendix A

Replacement tree(s) shall:

1. Be replaced in kind with a tree that has an equal or greater DBH than tree removed or meet the Tree Replacement Criteria in the table below;
2. Be planted within twelve (12) months of the date of removal of the original tree(s) or at an alternative date specified by the municipality;
3. Be monitored by the applicant for a period of two (2) years to ensure their survival and shall be replaced as needed within twelve (12) months; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.

Tree Replacement Requirements Table:

Category	Tree Removed (DBH)	Tree Replacement Criteria (See Appendix A)	Dollar Amount per Tree removed if tree cannot be replanted
1	DBH of 2.5" (for street trees) or 6" (for non-street trees) to 12.99"	Replant 1 tree with a minimum tree caliper of 1.5" to 2" for each tree removed	\$275 for each tree removed
2	DBH of 13" to 22.99"	Replant 2 trees with minimum tree calipers of 1.5" to 2" for each tree removed	\$550 for each tree removed
3	DBH of 23" to 32.99"	Replant 3 trees with minimum tree calipers of 1.5" to 2" for each tree removed	\$1500 per each tree removed
4	DBH of 33" or greater	Replant 4 trees with minimum tree calipers of 1.5" to 2" for each tree removed	\$2,000 for each tree removed

C. Replacement Alternatives:

1. If the municipality determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, then the applicant shall do one of the following:
 - a. Plant replacement trees in a separate area(s) approved by the municipality or Shade Tree Committee.
 - b. Pay a fee the in the Tree Replacement Requirement table, per tree removed. This fee shall be deposited into a municipal fund dedicated to tree planting and continued maintenance of the trees.

D. New plantings.

1. Any new tree that is not an invasive species or prohibited by the state, county, or this borough may be planted by a property owner where they wish on their lot with the following conditions.
 - A. The tree shall be outside of the public easement.
 - B. The trees must conform with all zoning provisions of the Borough code including what is deemed a fence.
2. In all new developments, renovations, including building lifts, substantial improvements, and the construction of additions of which shall have commenced following the effective date of this chapter, trees shall be planted by the developer on each side of a lot fronting a street therein, providing one tree in every 50 foot section. As an example, a corner lot with two 100-foot frontages on public streets would plan a minimum of 4 trees. Such trees shall be at least 1.5" to two inches in diameter. The tree shall be outside of the public easement and in front of the building.
3. Such trees shall be as listed in Appendix A, planted while in a dormant state and properly staked, with topsoil sufficient to cover all roots. Said trees shall be in good growing condition at the end of one year or shall be replaced by the developer in accordance with this chapter. The Shade Tree Committee shall direct the placement, planting, and selection of trees in all new developments and shall certify its approval thereof to the Planning Board and the Mayor and Council. The location of such new plantings or replacements shall be such that, wherever possible, conflict or interference with existing overhead or underground utilities or other facilities will be avoided. No new plantings shall be made in the area between sidewalks and curbs, nor shall any such existing plantings be replaced.

E. Inspections

1. The applicant upon completing the planting of the new trees shall request an inspection from the Zoning Official on the appropriate form provided by the official.
2. Failure to request an inspection before the 12-month time limit to replant will result in a requirement to reapply with a full fee amount.
3. Failure to complete the planting actions without inspection after reapplying for a second permit will result in violations and fines detailed in section VI.

4. After two failed inspections for the same permit an inspection fee of \$50 shall be charged for all further inspections requested.

SECTION IV. Exemptions:

All persons shall comply with the tree replacement standard outlined above, except in the cases detailed below. Proper justification shall be provided by the applicant, in writing, via the approved application to the municipality by all persons claiming an exemption.

- A. Tree farms in active operation, nurseries, fruit orchards, and garden centers;
- B. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality;
- C. Any trees removed as part of a municipal or state decommissioning plan. This exemption only includes trees planted as part of the construction and predetermined to be removed in the decommissioning plan.
- D. Any trees removed pursuant to a New Jersey Department of Environmental Protection (NJDEP), or U.S. Environmental Protection Agency (EPA) approved environmental clean-up, or NJDEP approved habitat enhancement plan;
- E. Approved game management practices, as recommended by the State of New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife;
- F. Hazard trees may be removed with no fee or replacement requirement if meeting one of the requirements below and approved by the reviewing officer.
 - a. Hazard trees to have proper justification by a NJ Licensed Tree Expert, Arborist, or NJ Statue 45:15C-11
 - b. Proof of the hazard tree with color photos and written statement from the owner or contractor demonstrating the trees are in severe decline, diseased, or damaged such that they cannot, or should not, be saved.

SECTION V. Enforcement:

This ordinance shall be enforced by the Borough Administrator or any authorized employee of the Construction, Code Enforcement, Public Works, Police Department or

any person or persons designated by the Mayor and Borough Council for that purpose, during the course of ordinary enforcement duties.

SECTION VI. Violations and Penalties:

The failure to obtain a tree replacement permit, replace a tree or make a payment as required by the Ordinance shall be subject to a fine of up to \$2,000.00 per violation but in no event, shall the fine be less than the amount of the required replacement tree(s) and cost of planting.

SECTION VIII. Severability:

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

SECTION IX. Effective Date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

APPROVED ON FIRST READING

DATED: March 6, 2025

STEPHANIE KRAMER

Deputy Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING:

DATED:

STEPHANIE KRAMER

Deputy Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____

THOMAS J. TVRDIK

Mayor

Appendix A

Approved list of Replacement tree Species and Planting Standards for Borough of Oceanport

Recommended Native Species

[Alder, Gray](#)
[Beech, American](#)
[Birch, Cherry](#)
[Birch, Gray](#)
[Birch, River](#)
[Buckeye, Ohio](#)
[Cherry, Black](#)
[Cherry, Choke](#)
[Coffee Tree, Kentucky](#)
[Cypress, Bald](#)
[Elm, American](#) (resistant selections only)
[Gum, Sour](#)
[Gum, Sweet](#)
[Hackberry, Common](#)
[Hickory, Bitternut](#)
[Hickory, Mockernut](#)
[Hickory, Pignut](#)
[Hickory, Shagbark](#)
[Hornbeam, American](#)
[Hop Hornbeam, American](#)
[Linden, American](#)
[Maple, Black](#)
[Maple, Red](#)
[Oak, Basket](#)
[Oak, Blackjack](#)
[Oak, Black](#)
[Oak, Bur](#)
[Oak, Chestnut](#)
[Oak, Laurel](#)
[Oak, Northern](#)
[Oak, Pin](#)
[Oak, Post](#)
[Oak, Red \(NJ State Tree\)](#)
[Oak, Shingle](#)
[Oak, Spanish](#)
[Oak, Swamp White](#)
[Oak, White](#)
[Oak, Willow](#)
[Pine, Loblolly](#)

Alnus incana
Fagus grandifolia
Betula lenta
Betula populifolia
Betula nigra
Aesculus glabra
Prunus serotina
Prunus virginiana
Gymnocladus dioica
Taxodium distichum
Ulmus americana
Nyssa sylvatica
Liquidambar styraciflua
Celtis occidentalis
Carya cordiformis
Carya tomentosa
Carya glabra
Carya ovata
Carpinus caroliniana
Ostrya virginiana
Tilia americana
Acer nigrum
Acer rubrum
Quercus michauxii
Quercus marilandica
Quercus velutina
Quercus macrocarpa
Quercus montana
Quercus imbricaria
Quercus rubra
Quercus palustris
Quercus stellata
Quercus coccinea
Quercus imbricaria
Quercus falcata
Quercus bicolor
Quercus alba
Quercus phellos
Pinus taeda

[Pine, Pitch](#)
[Sassafras](#)
[Sycamore](#)
[Tulip Tree](#)
[Yellowwood, American](#)

Pinus rigida
Sassafras albidum
Platanus occidentalis
Liriodendron tulipifera
Cladrastis kentukea

The following are Trees, typically smaller than 25' in height at maturity, to be planted in easements or under overhead utilities:

[Alder, Hazel](#)
[Cherry, Choke](#)
[Crabapple, American](#)
[Crabapple, Narrowleaf](#)
[Crabapple, Prairie](#)
[Dogwood, Flowering](#)
[Dogwood, Pagoda](#)
[Fringetree, White](#)
[Moosewood](#)
[Mulberry, Red](#)
[Redbud, Eastern](#)
[Serviceberry, Allegheny](#)
[Serviceberry, Shadblow](#)
[Silverbell, Carolina](#)
[Silverbell, Two-winged](#)
[Silverbell, Mountain](#)
[Sourwood](#)
[Spruce, Black](#)
[Sweetbay](#)

Alnus serrulata
Prunus virginiana
Malus coronaria
Malus angustifolia
Malus ioensis
Cornus florida
Cornus alternifolia
Chionanthus virginicus
Acer pensylvanicum
Morus rubra
Cercis canadensis
hornnchier laevis
Amelancier canadensis
Halesia tetraptera
Halesia diptera
Halesia tetraptera
Oxydendrum arboretum
Picea mariana
Magnolia virginiana

The following are large evergreens for screening:

[Arborvitae, Eastern](#)
[Cedar, Eastern Red](#)
[Fir, Douglas](#)
[Holly, American](#)
[Pine, Eastern White](#)
[Pine, Pitch](#)
[Pine, Shortleaf](#)
[Pine, Jersey](#)
[Spruce, White](#)

Thuja occidentalis
Juniperus virginiana
Pseudotsuga menziesii
Ilex opaca
Pinus strobus
Pinus rigida
Pinus echinata
Pinus virginiana
Picea glauca

The following are tress for occasionally wet sites:

[Birch, Cherry](#)
[Birch, Gray](#)
[Birch, River](#)
[Cedar, Atlantic White](#)
[Cypress, Bald](#)
[Gum, Sour](#)
[Gum, Sweet](#)
[Hornbeam, American](#)

Betula lenta
Betula populifolia
Betula nigra
Chamaecyparis thyoides
Taxodium distichum
Nyssa sylvatica
Liquidambar styraciflua
Carpinus caroliniana

Magnolia, Swamp
Maple, Red
Oak, Pin
Oak, Swamp White
Oak, Willow
Sycamore

Magnolia virginiana
Acer rubrum
Quercus palustris
Quercus bicolor
Quercus phellos
Platanus occidentalis

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING THE GOVERNING BODY TO ENTER EXECUTIVE SESSION, APRIL 3, 2025**

**Resolution #2025-130
4/3/2025**

WHEREAS, the Mayor & Council of the Borough of Oceanport are subject to the requirements of the Open Public Meeting Act N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

WHEREAS, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which time the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A. 10:4-12b, which items are recognized as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Mayor & Council of the Borough of Oceanport to discuss certain matters in a meeting not open to the public consistent with N.J.S.A. 10:4-12b.

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Council of the Borough of Oceanport, pursuant to the Open Public Meetings Act of the State of New Jersey, as follows:

- 1.) The Mayor & Council shall hold a closed meeting from which the public shall be excluded on **April 3, 2025**.
- 2.) The general nature of the subjects to be discussed at said closed meeting shall be related to

<u> </u> N.J.S.A. 10:4-12(b)(1)	<i>Matters Required by Law to be Confidential</i>
<u> </u> N.J.S.A. 10:4-12(b)(2)	<i>Matters Where the Release of Information Would Impair the Right to Receive Funds</i>
<u> </u> N.J.S.A. 10:4-12(b)(3)	<i>Matters Involving Individual Privacy</i>
<u> </u> N.J.S.A. 10:4-12(b)(4)	<i>Matters Relating to Collective Bargaining Agreements</i>
<u> x </u> N.J.S.A. 10:4-12(b)(5)	<i>Matters Relating to the Purchase, Lease or Acquisition of Real Property-Open Space</i>
<u> </u> N.J.S.A. 10:4-12(b)(6)	<i>Matters Relating to Public Safety and Property</i>
<u> </u> N.J.S.A. 10:4-12(b)(7)	<i>Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege-Affordable</i>
<u> x </u> N.J.S.A. 10:4-12(b)(8)	<i>Matters Relating to the Employment Relationship</i>
<u> </u> N.J.S.A. 10:4-12(b)(9)	<i>Matters Relating to the Potential Imposition of a Penalty</i>

3.) The minutes of said closed meeting shall be made available for disclosure to the public consistent with N.J.S.A. 10:4-13, when the items which are subject of the closed session discussion are resolved and a reason for confidentiality no longer exists.

BE IT FURTHER RESOLVED that formal action may be taken after the Executive Session.

Motion:

Second:

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

I certify this to be a true copy of Resolution #2025-130 approved by the Oceanport Borough Council at the Regular Meeting held April 3, 2025.

STEPHANIE KRAMER
DEPUTY BOROUGH CLERK