

**CITY COUNCIL MEETING MINUTES
THURSDAY, JUNE 25, 2026 – 6:00 P.M.
MUSIC PIER - 825 BOARDWALK
OCEAN CITY, NEW JERSEY**

ATTENDANCE: Mr. Barnes, Mr. Crowley, Mr. Hartzell, Mr. Levchuk, Mr. Madden, Mr. Polcini and Mr. Winslow. Present also was Business Administrator, Mr. Savastano and Solicitor, Ms. McCrosson. Mayor Gillian was absent.

Council President, Mr. Crowley called the meeting to order and asked everyone to rise for the flag salute and moment of silence. Mr. Crowley announced that adequate notice of this meeting has been given pursuant to Public Law 1975, Chapter 231.

REPORTS – MAYOR & ADMINISTRATION:

No reports were given.

CITIZEN COMMENT:

Wes Kazmark – in favor of resolution 26-197

Caitlin Quirk - in favor of resolution 26-197

Lou Caldwell – not in favor of resolution 26-197

Matthew Wieliczko - not in favor of resolution 26-197

William Siegenthoder - not in favor of resolution 26-197

Bill Westerman - in favor of resolution 26-197

Donna Saber – requested Mr. Madden recuse himself from voting on resolution 26-197

John Cracovaner – not opposed to a hotel being built at 600 Boardwalk, but said he would like to see a reasonably built hotel

Howie Atkinson - not in favor of resolution 26-197

Sue Cracovaner - not in favor of resolution 26-197

Bill Merritt - not in favor of resolution 26-197

Dave Breeden - not in favor of resolution 26-197

Peter Muhie - not in favor of resolution 26-197

Marie Crawford - not in favor of resolution 26-197

Janet Galante - in favor of resolution 26-197

Tim Turtletaub - not in favor of resolution 26-197

Effie Russell - not in favor of resolution 26-197

Robert Leavens – expressed concerns about speeding on Bay Avenue and also discussed “no wake” signs in the bay.

Jim Kelly - not in favor of resolution 26-197

Sue Strong - not in favor of resolution 26-197

Bill McGinnity - in favor of resolution 26-197

Dominique Soeldrier - in favor of resolution 26-197

Jack Gutenkunst - not in favor of resolution 26-197

Anthony DiRado - not in favor of resolution 26-197

Dave Hayes - not in favor of resolution 26-197

Marie Hayes - not in favor of resolution 26-197

Helen Struckman - not in favor of resolution 26-197

Chrissy Triggiani - in favor of resolution 26-197

Mark Raab - in favor of resolution 26-197

REPORTS – CITY COUNCIL:

No reports were given.

APPROVAL OF MINUTES:

Mr. Crowley asked for a motion to adopt the regular city council meeting minutes of Thursday, June 11, 2026. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed.

Mr. Crowley asked for a motion to adopt the closed session meeting minutes of Thursday, June 11, 2026. Motion moved by Mr. Madden, seconded by Mr. Hartzell. All ayes followed.

ORDINANCE: FIRST READING & INTRODUCTION:

Mr. Crowley asked for a motion to take up Ordinance No. 26-08 on first reading and introduction. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed. The clerk read the ordinance by title. **Ordinance No. 26-08 – An Ordinance Amending and Supplementing Chapter IV, Police Regulations, of the Revised Ordinances of the City of Ocean City (Prohibiting Camping or Sleeping on Public Property)**

Solicitor, Ms. McCrosson provided an explanation on the ordinance. Mr. Crowley asked for a motion to adopt Ordinance No. 26-08 on first reading and introduction. Motion moved by Mr. Madden, seconded by Mr. Levchuk. All ayes followed. Mr. Crowley announced that second reading and public hearing on Ordinance No. 26-08 will be held on Thursday, July 16, 2026 and will be published according to law.

RESOLUTIONS – CONSENT AGENDA:

- 26-166** – A Resolution Authorizing the Advertisement of City Contract #26-09, Construction of a New Airport Terminal Building at the Ocean City Municipal Airport (26N)
- 26-167** - A Resolution Authorizing the Advertisement of City Contract #26-21, Supply & Delivery of Sand Fence & Posts & Split Rail Fence Materials for the City of Ocean City
- 26-168** - A Resolution Authorizing the Advertisement of City Contract #26-22, Construction of the 34th Street Sandcastle Park Operations Building
- 26-169** - A Resolution Authorizing the Award of City Contract #26-10, Supply & Delivery of Uniforms & Sportswear Apparel
- 26-170** - A Resolution Authorizing the Award of City RFP #Q-26-01, Municipal Rooftop Solar Photovoltaic Power Purchase Agreement to National Energy Partners, LLC
- 26-171** - A Resolution Authorizing the Award of a Professional Services Contract to ACT Engineers for Environmental Consulting Services & Grant Application Support
- 26-172** - A Resolution Authorizing the Award of a Professional Services Contract to ACT Engineers for 2026 Annual Maintenance Dredge Bathymetry
- 26-173** - A Resolution Authorizing the Final Extension of City Contract #22-02, Lease of the Parking Lot Spaces at the Ocean City Municipal Airport for Food Truck/Trailer Services
- 26-174** - A Resolution Authorizing the Submission of a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for a 2027 NJDOT Municipal Aid Grant for Wesley Avenue from 6th Street to 9th Street
- 26-175** - A Resolution Authorizing a Grant Agreement between the City of Ocean City and the State of New Jersey by and for the Department of Environmental Protection Grant Identifier – NC2025-00036
- 26-176** - A Resolution Authorizing the Second & Final Extension of City Contract #23-01, Supply & Delivery of 100 Low Lead Aviation Fuel (AVGAS100LL) (ASTMD190) & Aviation Turbine Fuel (ASTMD1655) for the City of Ocean City & Members of #251COCCPS
- 26-178** - A Resolution Authorizing the Execution of a Shared Services Agreement with the Ocean City Housing Authority for Redevelopment of Affordable Housing Units at Peck's Beach Village Phase 3
- 26-179** - A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 2 Battersea Road, Block 70.11, Lot(S) 8, 8.01, 9, & 9.01; Project #22-031PBA
- 26-180** - A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 201 A, B, & C West Avenue, Block 211, Lot(S) 13.01; Project #24-0141PBA
- 26-181** - A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 209-11 West Avenue, Block 211, Lot(S) 12.01; Project #24-0142PBA
- 26-182** - A Resolution Authorizing the Release of a Performance Guarantee for a Construction Project at 2308-10 Central Avenue Block 2301 Lot 15; Project #24-005ZBA
- 26-183** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 314 East Surf Road, Block 70.26 Lot(s) 36 (35.01); Project #22-0221iPBA
- 26-184** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 61 West 16th Street Block 1510, Lot 30; Project #23-016ZBA
- 26-185** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 921 Asbury Avenue, Block 904, Lot(s) 15; Project #22-013PBA
- 26-186** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 515 20th Street, Block 1902, Lot(s) 23.02; Project #22-019iPBA
- 26-187** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 3360 Asbury Avenue, Block 3303, Lot(s) 20; Project #23-002PBA
- 26-188** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 249 West Avenue, Block 211, Lots(s) 4; Project #18-020PBA
- 26-189** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 3736-38 Wesley Avenue Block 3701, Lot 21; Project #22-029ZBA
- 26-190** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 106-122 Atlantic Avenue; 723 2nd Street Block 104, Lot(s) 21-26; Project #21-022ZBA
- 26-191** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 1004 Ocean Avenue, Block 1002, Lot(s) 12; Project #22-008FBA
- 26-192** - A Resolution Authorizing the Release of Maintenance Guarantee for a Construction Project at 2737-39 Haven Avenue, Block 2704, Lot(s) 3; Project #22-005PBA
- 26-193** - A Resolution Authorizing the City of Ocean City to Rescind the Petty Cash Fund for the City Clerk
- 26-194** - A Resolution Certifying the Governing Body Has Reviewed the 2025 Annual Audit
- 26-195** - A Resolution Amending the 2026 Budget of the City of Ocean City to Include Additional Revenue from the National Opioids Settlement Fund
- 26-196** - A Resolution Authorizing the Payment of Claims
- 26-198** - A Resolution Authorizing the Award of City Contract #26-17, Reconstruction of the Ocean City Boardwalk from 14th Street to 16th Street to L. Feriozzi Concrete Company

Mr. Crowley asked for a motion to adopt the consent agenda. Motion moved by Mr. Winslow, seconded by Mr. Madden. All ayes followed.

REMOVED RESOLUTION:

- 26-177** - A Resolution Expressing Support of Application by 10th Street Wharf, LLC to the Cape May County Open Space Advisory Board for the Maritime Preservation Program

Mr. Hartzell requested that Resolution No. 26-177 be removed for the consent agenda and asked administration to provide a more detailed explanation. Business Administrator, Mr. Savastano provided an explanation on the resolution and there was discussion. Mr. Crowley opened the meeting up for public comment on the resolution and no one wished to speak. Mr. Crowley closed the public comment portion of the meeting and asked for a motion to adopt Resolution No. 26-177. Motion moved by Mr. Madden, seconded by Mr. Hartzell. All ayes followed with the exception of Mr. Winslow who abstained.

RESOLUTION NON-CONSENT:

26-197 - A Resolution Designating Block 600.05, Lots 1 and 2, Located at 600 Boardwalk, as an Area in Need of Rehabilitation

Ms. McCrosson excused herself from the table and Mr. Ridgway, Attorney of Ridgway Legal, joined the table and provided an explanation of the resolution. There was much discussion. Mr. Crowley opened the meeting up for public comment on Resolution No. 26-197.

Bill Nicoletti – 4061 Asbury Ave – in favor of resolution
Paul Levchuk - 1168 Boardwalk Unit 1 – in favor of resolution
Mark Benevento - 807 E. 8th Street – in favor of resolution
Heather Neville – 854 Asbury Ave - in favor of resolution
Glen Gibbons – 809 Seacliff Rd – not in favor of resolution
Kylie Raab – 233 West Atlantic Blvd – in favor of resolution
Jim Carlino 841 4th Street – not in favor of resolution
Lisa Sarajian – 837 4th Street - in favor of resolution
Liz Nicoletti - 4061 Asbury Ave – in favor of resolution
Robert Marceluk 864 Plaza Place – not in favor of resolution

Mr. Crowley closed the public comment portion of the meeting on Resolution No. 26-197 and there was more discussion. Mr. Barnes made a motion to table the resolution, seconded by Mr. Hartzell. Under a roll call vote all governing body members voted no with the exception of Mr. Barnes and Mr. Hartzell who voted yes.

Mr. Madden made a motion to adopt Resolution No. 26-197, seconded by Mr. Winslow. Under a roll call vote all governing body members voted yes with the exception of Mr. Barnes and Mr. Hartzell who voted no.

PENDING BUSINESS:

Mr. Winslow provided an update on the Seaspray building on 34th Street and said it is scheduled to be taken down soon.

NEW BUSINESS:

Mr. Madden read a speech after having served on city council for 12 years and thanked everyone for their support during his time as a councilman.

ADJOURN:

Mr. Crowley asked for a motion to adjourn. Motion moved by Mr. Barnes, seconded by Mr. Winslow. All ayes followed. Meeting adjourned at 8:46 p.m.



Melissa Rasner, City Clerk

