

BOROUGH OF TUCKERTON
ECONOMIC DEVELOPMENT COMMITTEE
MINUTES: Monday – November 3, 2025

Call Meeting to Order – ***Vice Chairman Dave Shaffer***

Flag Salute – ***Vice Chairman Dave Shaffer***

Open Public Meeting Act Statement - ***Secretary***

The Regular Meeting of the Economic Development Committee of the Borough of Tuckerton was hereby called to order at 5:30 PM. Notice of this meeting is in accordance with the OPEN PUBLIC MEETINGS ACT P.L. 1975, Chapter 231 (Section 10:4-10). Notice of the meeting was advertised in the Beacon and the Asbury Park Press.

Roll Call:

	Glen Best	Marcella Klein	Ken Laney	Jon Miller	Kim Sakevich	Dave Shaffer	Chuck Watson
Present	X		X	X	X	X	X
Absent		X					

Also, In Attendance:

	Mayor Sue Marshall	Councilman Ron Peterson
Present	X	X
Absent		

Recording of Hours (Since October 6, 2025):

Glen Best – 0 Marcella Klein – Absent Ken Laney – 3 Jon Miller – 20 Kim Sakevich – 12 , Dave Shaffer – 15, Chuck Watson - 4

Approval of Minutes – October 6, 2025:

Mr. Laney made a motion to approve the October 6, 2025 minutes; the motion was second by Ms. Sakevich. With one abstention, the minutes were approved. Mr. Best abstained.

Old Business:

Mr. Shaffer explained that Ms. Sakevich, Mr. Miller, Mr. Watson, and he had met with Brooke and Paul from the seaport to discuss revitalizing business and increasing seaport involvement. However, the seaport representatives were not receptive to hosting large events, though they indicated some openness

to smaller activities like demonstrations. Mr. Shaffer suggested considering other venues such as Tip Seaman, the ball field, or the Grand Ballroom at LBI National for future events.

New Business:

Mr. Shaffer explained that Paramount has committed to a decade-long, multi-billion dollar lease in Bayonne, New Jersey, for a new studio facility, and Netflix has invested \$1 billion into developing a Fort Monmouth location that will become the nation's largest production studio. These investments demonstrate New Jersey's goal to establish itself as "Hollywood East." Towns interested in capitalizing on this expanding film industry can pursue a film readiness certification that requires roughly 90 days to complete.

The certification process involves participating in a workshop, and numerous towns have already finished certification and are currently accommodating film productions. Towns can access a quick reference guide and readiness assessment to navigate the process. The initial requirement is designating a town liaison, with Borough Administrator Jenny Gleghorn suggested as the ideal candidate.

To meet the March deadline, obtaining a commitment from the town liaison must happen first, followed by workshop registration for the 10 AM to 4 PM session. After attending the workshop, there's a 90-day period to complete certification requirements, which include providing a list of filming locations with photographs and a roster of businesses willing to join the database. These businesses support production crews with offerings like coffee, meals, electrical services, carpentry, and other essential services. The Chamber of Commerce, with its 41 business members and 6 nonprofit organizations, can support this initiative.

The limited availability of hotel accommodations represents a challenge that can be addressed by incorporating lodging choices within a practical distance, including Little Egg Harbor, LBI, and Manahawkin. There was uncertainty about including Airbnb's in the accommodation options.

Potential filming sites include the Seaport, boardwalk, Tip Seaman Park, Tuckerton Creek, downtown locations, Stewart's when closed for the season, Parsons clamming operation, historic homes, and municipal facilities. The certification requires identifying a minimum of eight filming locations. An important action item involves contacting the Seaport about featuring them as a filming site. For production resources, the town must create a comprehensive list of businesses providing food services, catering, accommodations, hardware supplies, construction services, automotive services, fuel, and specialized trades such as HVAC. Specific locations need five outdoor photographs and four indoor photographs.

Concerning borough regulations, two approaches exist: creating a film ordinance or developing a code of conduct. A film ordinance would enable Tuckerton to impose fees, establish restrictions and exemptions, and mandate proper waste management from production sets. The code of conduct offers a quicker implementation path since public hearings aren't necessary, and it addresses parking arrangements, waste management, road closures, and signage placement. The code of conduct can supplement the ordinance and gains enforcement power when incorporated into it. An ordinance template exists, and Mr. Shaffer can supply all necessary materials for drafting it to Mr. Peterson, liaison of the committee, to bring before Borough Council at their next meeting.

Upon achieving "New Jersey film ready" designation, the town's businesses and locations enter a statewide registry. When production activities occur in Tuckerton, the Borough manager must provide a summary within 10 days documenting the Production Company, project details, and timeline. The certification needs biennial renewal, requiring workshop attendance and package resubmission.

Regarding expenses, the borough receives no fees for private property filming, while private property owners may negotiate their own compensation with production companies. Professional location photography might be necessary, although current materials from Brendan and Oakleaf Media could prove adequate.

Mr. Miller announced a 40-seat boutique cinema named "Movies at The Boathouse" is launching in Tuckerton adjacent to Village Bicycles in what used to be the cigar shop. This nonprofit theater will feature independent films at \$10 admission on a cash-only basis.

For immediate priorities, legal documentation including templates and comprehensive information must reach Mr. Peterson by tomorrow to enable him to lead the council effort. The town should begin pinpointing businesses meeting the necessary service categories and finalizing the filming location roster. Approaching local marinas represents a sound strategy, with Sheltered Cove identified as the area's premier marina facility.

Concerning business participation, Mr. Best will contact local businesses to evaluate their receptiveness, emphasizing that no obligations currently exist while Tuckerton pursues certification. He should inquire about any reservations they might have and recognize that some businesses won't be interested. Even deteriorating marina facilities could function effectively as film locations. Businesses showing genuine excitement should be documented on a priority list for future reference.

Selection as a filming venue involves individual negotiation between businesses and production companies, with no standardized fees predetermined by the program. Business proprietors must weigh genuine opportunity costs, including considerations like payroll expenses when evaluating filming opportunities.

Members Forum:

None at this time.

Public Forum:

None at this time.

Close Public Forum:

A motion was made by Mr. Watson to close public forum; the motion was second by Mr. Laney. All in favor; none opposed.

Approval of Secretary Services:

Roll Call:

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
		Glen Best	X			
		Marcella Klein				X
X		Ken Laney	X			
		Jon Miller	X			
		Kim Sakevich	X			
		Dave Shaffer	X			
	X	Chuck Watson	X			

Adjournment – 6:11 PM

Motion by Mr. Laney, second by Mr. Watson; all in favor, none opposed.

Respectfully submitted:

Savannah Beaulieu, EDC Secretary