

**SPECIAL MEETING
MAYOR AND CITY COUNCIL
November 14, 2024**

Meeting called to order at 7:00 p.m. by President Johnston with a salute to the flag. Roll call was recorded as follows:

Present: Gerety, Haberkorn, Owen, DePamphilis, McGuigan, Dill, Johnston

Also Present: Mayor Tapp, Administrator Frost, City Clerk Heath, City Solicitor Smith

Open Public Meetings Act:

Pursuant to the Open Public Meetings Act, adequate notice of this meeting has been provided to two local newspapers. The agenda has been posted at City Hall and on the City’s website, somerspointgov.org.

Council President Johnston pulled Resolution No. 256 of 2024 from the agenda. Solicitor Smith informed City Council of changes that need to be made in the title of Ordinance 20 of 2024 and Resolution No. 255 of 2024 due to a typographical error in the title.

Ordinances:

Ordinance No. 20 of 2024

(/First Reading/Introduction)

On the motion of Council Member Gerety, seconded of Council Member Dill, and carried to approve the changes to the typographical errors in the Ordinance title.

M/S- Dill/Owen

This ordinance was adopted by a unanimous vote of those present.

No. 20 of 2024

An Ordinance Adopting a Redevelopment Plan within Block 1007, Lots 1, 2 and 3, Block 1008, Lot 3, and Block 1211, Lot 2 (portion) in an Area in Need of Rehabilitation Within the City of Somers Point, County of Atlantic, State of New Jersey

Whereas, on November 20, 2014, the City Council of the City of Somers Point adopted Resolution No. 186 of 2014 declaring the entire area of the City of Somers Point to be an Area in Need of Rehabilitation pursuant to N.J.S.A. 40A:12A-14, accepting a recommendation from the Somers Point Planning Board based upon a City-Wide Rehabilitation Study and Report concluding the that the entire area of the City of Somers Point be determined to be an Area in Need of Rehabilitation; and

Whereas, pursuant to N.J.S.A. 40A:12A-7 of the “Local Redevelopment and Housing Law (“LRHL”), a municipality has the authority to adopt, by ordinance, a Redevelopment Plan for a property located in an area in need of rehabilitation; and

**SPECIAL MEETING
MAYOR AND CITY COUNCIL
November 14, 2024**

Whereas by Resolution 149 of 2021 the City Council of the City of Somers Point (“City Council”) approved a Memorandum of Understanding between the City of Somers Point and the Somers Point Paddle Club, LLC and designated Somers Point Paddle Club, LLC as the Interim Conditional Redeveloper for developing a portion of Block 1211, Lot 2 located at Bay Avenue and Pleasant Avenue in the City of Somers Point comprised of approximately 6.20 acres (the "Subject Property"); and

Whereas Block 1211, Lot 2 was subsequently subdivided grating Block 121, Lots 2.01, 2.02, and 2.03 pursuant to a site plan approved by the Somers Point Planning Board, which was never recorded; and

Whereas, following receipt of approval from the Somers Point Planning Board for the Paddle Club Property Redevelopment, but prior to commencing construction on the Paddle Club Property, the Developer began to develop residential concept for the Maryland/Bay Property situated within Block 1007, Lots 1, 2, and 3, and Block 1008, Lot 3, which concept provided for the development of residential, single-family dwellings on the Maryland/Bay Property (the “Maryland/Bay Property”); and

Whereas the Maryland/Bay Concept would also allow for the relocation of the Affordable Units originally anticipated for the Paddle Club Property to the Maryland/Bay Property; and

Whereas, pursuant to N.J.S.A. 40A:12A-7e, prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan, which report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate; and

Whereas, on November 14, 2024, the Council adopted Resolution No. 255-2024 directing the Somers Point Planning Board (“Planning Board”) to review a redevelopment plan for a portion of the rehabilitation area Block 1007, Lots 1, 2, and 3, Block 1008, Lot 3 located at Bay Avenue and Maryland Avenue in the City of Somers Point (the "Maryland/Bay Property"), and Block 1211, Lot 2 (the “Paddle Club Property”) as shown on the Draft Redevelopment Plan “Pleasant and Bay Avenue Redevelopment Plan” dated November 14, 2024 prepared by Colliers Engineering, which was transmitted to the Planning Board together with Resolution No. 255-2024, copies of which are on file in the Office of the City Clerk and available for inspection during normal business hours; and

Whereas the Redevelopment Plan was reviewed and considered by the Planning Board at an open public meeting held on November 20, 2024; and

**SPECIAL MEETING
MAYOR AND CITY COUNCIL
November 14, 2024**

Whereas the Planning Board recommended adoption of the Redevelopment Plan by the City Council, and further determined that the Redevelopment Plan was consistent with the overall intent of the City’s Master Plan which recommendation and determination was memorialized in Resolution No. 10-2024 adopted by the Planning Board on November 10, 2021; and

Whereas, having reviewed the Planning Board’s recommendations the City Council concurs with its findings and has determined that it is in the best interest of the City to adopt the Redevelopment Plan to effectuate the rehabilitation within the Rehabilitation Area; and

Now, therefore, it is hereby **ORDAINED** by the City Council of the City of Somers Point, County of Atlantic, State of New Jersey, as follows:

Section 1. The preceding recitals are incorporated herein as though fully set forth herein at length.

Section 2. The Council hereby adopts the “Pleasant and Bay Redevelopment Plan” to facilitate the rehabilitation of that portion of the 2014 Rehabilitation Area.

Section 3. The area standards set forth in the Redevelopment Plan shall be applicable within the Sub-Plan Areas, in addition to the underlying existing zoning and development regulations, only to an applicant, property owner, developer or redeveloper that has an executed Redevelopment Agreement with the City. An executed Redevelopment Agreement with the City shall be required (as a checklist item) as a part of an application submission for site plan approval to the Somers Point Planning Board or as part of any other application for land use approvals utilizing area standards under the Redevelopment Plan.

Section 4. All City ordinances or parts of any City ordinances that are inconsistent with this Ordinance and the Redevelopment Plan are hereby repealed to the extent of such inconsistency.

Section 5. The provisions of this Ordinance are severable. To the extent any clause, phrase, sentence, paragraph, or provision of the Ordinance shall be declared invalid, illegal, or unconstitutional, the remaining provisions shall continue in full force and effect.

Section 6. The City Clerk is directed to file a copy of the Redevelopment Plan in the Office of the City Clerk for inspection by the public.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

**SPECIAL MEETING
MAYOR AND CITY COUNCIL
November 14, 2024**

Resolutions:

Public Portion Resolutions:

Council President Johnston duly opened the meeting to the public.

John Helbig, of Somers Point requested that the meeting in which the Planning Board reviews the Redevelopment Plan referenced in Resolution No. 255 be open to the public.

Hearing nothing further from the public, the public portion was duly closed.

Resolution No. 255 of 2024

On the motion of Council Member Gerety, seconded of Council Member Dill, and carried to approve the changes to the typographical errors in the Resolution title.

M/S- Dill/Owen

This resolution was adopted by unanimous vote of those present.

No. 255 of 2024

**Subject: Resolution Referring the Block 1007, Lots 1, 2 and 3, and Block 1008, Lot 3
Redevelopment Plan to the Somers Point Planning Board as Required By
N.J.S.A 40A12A-7.E**

Introduced by: Council President Johnston

Whereas, on November 20, 2014, the City Council of the City of Somers Point (“City Council”) adopted Resolution No. 186 of 2014 declaring the entire area of the City of Somers Point to be an Area in Need of Rehabilitation pursuant to N.J.S.A. 40A:12A-14, accepting a recommendation from the Somers Point Planning Board based upon a City-Wide Rehabilitation Study and Report concluding the that the entire area of the City of Somers Point be determined to be an Area in Need of Rehabilitation; and

Whereas, pursuant to N.J.S.A. 40A:12A-7 of the “Local Redevelopment and Housing Law (“LRHL”), a municipality has the authority to adopt, by ordinance, a Redevelopment Plan for a property located in an area in need of rehabilitation; and

Whereas a draft Redevelopment Plan for Block 1007, Lots 1, 2, and 3, and Block 1008, Lot 3, and Block 1211 Lot 2, (the “Maryland / Bay Property”) has been prepared by Colliers Engineering, a copy of which is attached hereto, and a copy is on file in the Office of the City Clerk; and

Whereas the draft Redevelopment Plan has been reviewed by the City Council members, the City Planner, and the City Engineer; and

**SPECIAL MEETING
MAYOR AND CITY COUNCIL
November 14, 2024**

Whereas, pursuant to N.J.S.A. 40A:12A-7e, prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan, which report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate; and

Now, therefore, it is hereby **RESOLVED** by this governing body as follows:

1. The recitals set forth above are incorporated herein as if full set forth at length.

2. To comply with N.J.S.A. 40A:12A-7e, the City Council hereby refers the draft Redevelopment Plan for Block 1007, Lots 1, 2, and 3, and Block 1008, Lot 3 to the Somers Point Planning Board with the request that the Planning Board consider and review the draft Redevelopment Plan at a public meeting, and transmit to the governing body a report containing its recommendation concerning the Redevelopment Plan, including an identification of any provisions that are inconsistent with the overall intent of the City's Master Plan, as provided in N.J.S.A.40A:12-7.e.

It is further **RESOLVED** that the City Clerk is directed to submit to the Somers Point Planning Board Secretary a certified copy of this Resolution including the attached draft Redevelopment Plan.

Discussion of Bills:

Administrator Frost reported a Bill List dated 11/12/2024 in the amount of \$2,229,450.07, a Record of Payment dated 11/08/2024 in the amount of \$900.00, and an additional Record of Payment dated 11/01/2024 in the amount of \$2,949.88.

Public Portion:

Council President Johnston duly opened the meeting to the public. Hearing nothing from the public, the public hearing was duly closed.

Payment of Bills:

M/S: Dill/Owen

The Bill List was approved by a unanimous vote of those present. A complete list of bills is on file in the Office of the Municipal Clerk.

Comments from Governing Body:

**SPECIAL MEETING
MAYOR AND CITY COUNCIL
November 14, 2024**

Adjournment:

There being no further business to come before City Council, Council Member Dill moved, Council Member DePamphilis seconded and carried to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

Shelby Heath, RMC
Municipal Clerk
Approved: 11/21/2024