

# **REGULAR MEETING MAYOR AND CITY COUNCIL June 12, 2025**

**Meeting called to order at 7:00 p.m. by President Haberkorn 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, Deputy City Clerk Giampapa, City Solicitor Smith, and City Engineer Schneider

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**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.

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Council President Haberkorn announced that Ordinance No. 11 is to be pulled from the meeting and Resolution Number 153 is to be moved to the top of the agenda.

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**Public Portion for Resolution 153 only:**

Council President Haberkorn duly opened the meeting to the public. Hearing nothing from the public, the public portion was duly closed.

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**Resolution No.**

**M/S-** Dill/Owen

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

Mayor Tapp and Council Members McGuigan and DePamphilis congratulated Porto on his achievement.

## **No. 153 of 2025**

### **Honoring Eagle Scout Jolyon Porto**

**WHEREAS**, Jolyon Porto was born in Pomona, New Jersey, and has lived in Hohenfels, Germany; South Egg Harbor, New Jersey; and Annapolis, Maryland, he settled in Somers Point in the third grade, attended the Somers Point Schools, and is now about to graduate from Atlantic County Institute of Technology with a certification in Carpentry; and

**WHEREAS**, Scouting America empowers the next generation through transformative programs that instill confidence, independence, and a deep dedication to serving others; and

**WHEREAS**, Jolyon Porto, a dedicated member of Troop 55 of the Jersey Shore Council, has distinguished himself through his exceptional commitment to the values of Scouting America and has earned the highest honor a Scout can achieve—the prestigious Eagle Scout Award; and

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**WHEREAS**, the Eagle Scout Award is a lifelong distinction, symbolizing outstanding leadership, perseverance, and service—qualities that will continue to inspire others and serve as a testament to Jolyon's character; and

**WHEREAS**, Jolyon's Eagle Scout project consisted of building and installing Bat Houses at Kern Field, the Bat Houses provide safe and artificial roosting place for bats, particularly female bats, who need to raise their young, they help with conservation efforts by providing alternative habitat, reducing the risk of bats encountering humans, and offering a stable environment for bats to raise their pups; and

**WHEREAS**, Jolyon, in conjunction with Troop 55, planned all aspects of the project and supervised other scouts and volunteers to get this environmentally beneficial and sustainable project completed. The project was one of many steps in the process of Jolyon's quest in obtaining the rank of Eagle Scout in the Scouting America, the highest rank available; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and the City Council of Somers Point extend their heartfelt congratulations to Jolyon Porto for his remarkable achievement, and express their sincere gratitude for his dedication, leadership, and positive influence on the youth of our community.

**IN ADDITION, BE IT FURTHER RESOLVED** that the Mayor and the City Council of Somers Point thank Troop 55 of the Jersey Shore Council in New Jersey, Scouting America for their support of Jolyon and their contributions to his project.

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Council President Haberkorn congratulated Deputy City Clerk Giampapa on receiving her Registered Municipal Clerk Certification.

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## **Communications:**

None

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## **Mayor's Report:**

Mayor Tapp thanked everyone involved in the Memorial Day Parade. He reported on the repaving of Shore Road, pedestrian safety improvements, and lights being fixed underneath the 9<sup>th</sup> Street Bridge. He also mentioned that City Administrator Frost and himself had a meeting with the New Jersey Department of Transportation regarding upcoming projects on Groveland Avenue and Route 9. Mayor Tapp congratulated Deputy City Clerk Giampapa on her achievement. Finally, he reported that he and Council President Haberkorn took a tour of Shore Medical Center to see the upgrades and improvements being made to the facility.

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## **Administrator's Report:**

None

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## **Solicitor's Report:**

City Solicitor Smith gave a brief reminder that executive sessions are private, and for public sessions if someone gets up to speak, they should identify themselves and the only exception to that is Daniel's Law. He also gave an update on the contracts for the Beach Concerts.

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## **Engineer's Report:**

City Engineer Schneider gave an update on the bidding for the New Jersey Avenue repaving and the 2025 Road Program.

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## **Committee Reports:**

Rob Hopkins gave a quarterly report on the Economic Development Advisory Commission including formally establishing multiple subcommittees, supporting and promoting events that bring economic energy to the City, and working with the City Planner to incorporate the economic development priorities into the master plan re-examination.

Council Member Johnston emphasized the many benefits that short-term rentals have brought to the City.

Council Member Gerety reported that he and Mayor Tapp attended a tax assessment seminar and gave a brief description of what was talked about at the seminar and his thoughts on the matter of the City's future tax assessment.

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## **Approval of Minutes:**

On the motion of Council Member Dill, seconded of Council Member Johnston, and carried to approve the Regular Meeting Minutes of 5/22/2025 and Executive Session Meeting minutes of 5/22/2025, approved as to content only.

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## **Ordinances:**

### **Ordinance No. 11 of 2025**

*(Second Reading/Public Hearing/Adoption)*

**PULLED**

### **ORDINANCE No. 11 of 2025**

**AN ORDINANCE ADOPTING THE 90 BROADWAY REDEVELOPMENT PLAN  
WITHIN BLOCK 2018, LOTS 1.01, 1.02, 1.03, 1.04, 1.05, 1.08, 2.02, 1.06, AND 1.07 IN**

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**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

Whereas a draft Redevelopment Plan dated May 8, 2025 captioned “90 Broadway Redevelopment Plan” was prepared by Colliers Engineering & Design (the “Draft Redevelopment Plan”); and

Whereas the Draft Redevelopment Plan was reviewed by the City Council members, the City Planner, and the City Engineer; 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 May 8, 2025, the City Council adopted Resolution No 108 of 2025 directing the Somers Point Planning Board (“Planning Board”) to review the draft redevelopment plan for the Subject Property, or “Rehabilitation Area”, a copy of which was attached to the Resolution; and

Whereas the Draft Redevelopment Plan was reviewed and considered by the Planning Board at an open public meeting held on May 21, 2025; and

Whereas the Planning Board recommended adoption of the Draft Redevelopment Plan by the City Council, and further determined that the Draft Redevelopment Plan is consistent with the overall intent of the City’s Master Plan; and

Whereas, having reviewed the Planning Board’s Report and recommendation 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 rehabilitation of the subject 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:

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

Section 2. The Council hereby adopts the “90 Broadway Redevelopment Plan” to facilitate the rehabilitation of that portion of the 2014 Rehabilitation Area.

Section 3. The area standards set forth in the 90 Broadway Redevelopment Plan shall be applicable 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 any application or submission to the Somers Point Planning Board for site plan approval 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 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 90 Broadway Redevelopment Plan in the Office of the City Clerk for inspection by the public during normal business hours.

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

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**Ordinance No. 12 of 2025**

*(Second Reading/Public Hearing/Adoption)*

**M/S-** Dill/Owen

This ordinance was adopted by a unanimous vote of those present with Council Member McGuigan recusing himself from the vote.

Council President Haberkorn duly opened the meeting to the public.  
Hearing nothing from the public, the public portion was duly closed.

**No. 12 of 2025**

**An Ordinance Authorizing the Lease of Real Property Owned  
by the City of Somers Point to the Somers Point Police Athletic –**

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## **Activities League Inc., a New Jersey 501(c)3 Non-profit Corporation**

**Whereas**, the City of Somers Point, 1 West New Jersey Avenue, Somers Point, New Jersey (the “City”) owns a building on lot 12 in block 1016, commonly known as the Eva Anderson Youth Center (“Property”); and

**Whereas**, the Property has been underutilized now for a period of time; and

**Whereas**, representatives of the City Council for the City of Somers Point (“City Council”) have met with representatives of the Somers Point Athletic-Activities League, Inc. (“PAL”), for purposes of discussing terms and conditions of the lease of the Property to the PAL, subject to approval of City Council; and

**Whereas**, under the authority granted in the New Jersey Local Public Lands and Buildings Law and, more specifically N.J.S.A. 40A:12-14 (c) regulating leases to nonprofit corporations or associations, the City may enter into such a lease agreement upon adoption of an Ordinance; and

**Whereas**, City Council recognizes the benefits provided to the City through the educational and recreational programs organized and operated by PAL; and

**Whereas**, City Council is desirous to support the PAL by leasing to it the Property for purposes of providing it a headquarters for its operations and programs.

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the City Council of the City of Somers Point as follows:

### **SECTION 1:**

The Mayor of the City of Somers Point is hereby authorized to execute and deliver to the Somers Point Athletic-Activities League, Inc. a Lease, effective June 1, 2025 through December 31, 2029.

### **SECTION 2:**

The form of Lease between the City of Somers Point and the Somers Point Athletic-Activities League, Inc., shall be substantially in the form attached hereto, and shall be subject to such modification as may be determined by the City Solicitor and City Administrator to be reasonable and necessary.

**SECTION 3:** During the term of the Lease the Somers Point Athletic-Activities League, Inc. shall comply with the requirements imposed upon nonprofit lessees by N.J.S. 40A:12-14(c) to annually submit a report to the City Administrator setting out the use to which the leasehold was put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold was granted; the approximate value or cost, if any, of such activities in furtherance of such purpose; and an affirmation of the continued tax-exempt status of the nonprofit corporation pursuant to both State and Federal law and that the President of the Somers Point Athletic-Activities League, Inc. and the City Administrator shall be responsible for enforcement of the conditions of the lease.

**SECTION 4:** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

**SECTION 5:** Should any section, clause, sentence, phrase or provision or any item in any schedule of this ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

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**SECTION 6:** This ordinance shall take effect upon its final passage, publication and adoption in the manner prescribed by law.

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## **Ordinance No. 13 of 2025**

*(Second Reading/Public Hearing/Adoption)*

On the motion of Council Member McGuigan and seconded by Council Member Owen, Ordinance Number 13 was amended to take effect on 12/31/2025.

**M/S-** McGuigan/Owen

This ordinance was adopted as amended by a roll call vote of those present. The vote is recorded as follows:

- McGuigan – Yes
- Dill- Yes
- Owen- Yes
- Johnston- No
- DePamphilis- No
- Gerety- No
- Haberkorn- Yes

Council Member McGuigan made comments on the details of the previous meeting Council Member Johnston had spoken about, as well as giving his thoughts on the Ordinance and how it will positively impact the neighborhoods.

Council President Haberkorn duly opened the meeting to the public.

Dan Myers of Somers Point, a short-term rental owner, expressed his opposition to the ordinance and stated he feels the rules currently in place are perfectly fine.

Tim Schwartz of Ocean City, a short-term rental owner, expressed his opposition to the ordinance and brought up the rating system between the short-term rental guests and homeowners.

Anna Lazos of Egg Harbor Township, a short-term rental owner, expressed her opposition to the ordinance, and stated she feels this change is unethical to control the owners of the homes, and that short-term rentals provide extra jobs for people by hiring for maintenance.

Michael Gianan of Somers Point stated that he feels short-term rentals are taking away homes from long-term residents.

Paul Striefsky of Somers Point expressed his opposition to the ordinance and stated that he thinks it goes against the City's tourist friendly agenda.

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Joe Brazzetti of Somers Point, on behalf of the Somers Point Hosts and Residents Coalition, expressed opposition to the ordinance and stated it will discourage tourism.

Nicholas Hresko-Staab of Bloomfield, Coalition Member, stated he believes this ordinance will force homeowners that run short-term rentals to sell their homes. He also proposed alternative ideas to the 7-day minimum.

Catherine Powers of Somers Point and Sewell, Coalition Member, expressed her opposition to the ordinance and the negative impacts it will have on the community and homeowners that depend on short-term rentals for income.

Mike Halpern of Upper township, short-term rental owner, expressed his opposition for the ordinance and gave statistics on the revenue that would be lost if it was put in place.

Jason Breslou, Coalition Member, stated that since most of the renters who are coming to the City are here for specific events and activities, he feels the jump from a three-day minimum to seven days wouldn't be beneficial.

Lisa Bender of Somers Point, short-term rental owner, made the point that her neighbors enjoy the fact that most renters are only present for a few days at a time.

Lindsey Hresko-Staab of Somers Point, Coalition Member, mentioned that short-term rentals are small business owners and the seven-day policy would cause loss of revenue that would put most of them out of business.

Robert Gabriel of Egg Harbor Township brought up that this is the third time this topic has been debated on Council, and he feels this decision is based on opinion.

Bob Bender of Somers Point, short-term rental owner, reiterated that most renters are only coming for weekend events and he believes the seven-day minimum is unrealistic. He also emphasized that all of the short-term rentals he has seen in the City have been in great shape.

Jim Oswald of Somers Point gave his support for the ordinance and mentioned that neighboring towns are also starting to regulate short-term rentals.

Harry Kent of Somers Point gave his support for the ordinance and stated he feels the longer the renters stay the better.

Levi Fox of Somers Point stated that he does not have strong feelings on the matter but offered a few ideas for compromise.

Nick Wagner of Somers Point mentioned that school programs and state aid in Somers Point are suffering, and he feels short-term rentals contribute to the issue.



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John Helbig of Somers Point stated that he feels the growth of short-term rentals changes the community drastically and he thinks there should be a cap on the amount of them allowed in the City.

Richard Rudolph of Pennsylvania stated he feels different regulations are needed, but the seven-day minimum is not one of them.

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

Council Member Dill stated he hopes in the coming months Council and the Coalition can work together to compromise on the topic.

Council Member Owen stated that the residents he has spoken to on the issue are in favor of the seven-night minimum.

Council Member Johnston reiterated that she is not in favor of the ordinance.

Council Member Gerety stated he thinks passing this ordinance will bring in less money, and he thinks the main issues the City has with short-term rentals are an enforcement problem with the rules already in place.

Council Member DePamphilis mentioned that he was on Council when the three-night minimum was decided and he feels it is still the best option.

## **No. 13 of 2025**

### **AN ORDINANCE AMENDING ARTICLE V REGISTRATION AND INSPECTION OF CERTAIN RENTAL UNITS, APARTMENT UNITS AND DWELLING UNITS, CHAPTER 169-47, SUBPARAGRAPH G OF THE MUNICIPAL CODE OF THE CITY OF SOMERS POINT TO REVISE THE MINIMUM DURATION FOR SHORT-TERM RENTALS**

**WHEREAS**, the City of Somers Point has adopted regulations governing short-term rentals in the interest of preserving the quality of life in residential neighborhoods and ensuring the public health, safety, and welfare of residents and visitors; and

**WHEREAS**, the City Council of the City of Somers Point has determined that increasing the minimum stay requirement for short-term rentals is necessary to further these goals and to reduce transient occupancy impacts on neighborhoods;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Somers Point, County of Atlantic, State of New Jersey, as follows:

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## **SECTION 1**

### **Amendment to Chapter 169-47(G):**

Chapter 169, Section 47, Paragraph G of the Code of the City of Somers Point is hereby amended by deleting it in its entirety and replacing it with the following language:

### **§ 169-47(G)**

All short-term rentals, as operating businesses, are also required to obtain a mercantile license as set forth in Chapter 174 of this Code, and in order to maintain said license, may not be rented or leased out for a time period of less than seven nights. A clear depiction of the subject's mercantile license shall be posted as a separate photo on any advertisement on a marketplace platform for the rental of the property.

## **SECTION 2**

**Repealer.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

## **SECTION 3**

**Severability.** If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision and the remainder of the ordinance shall be deemed valid and effective.

## **SECTION 4**

**Effective Date.** This ordinance shall take effect upon final passage and publication as required by law.

**SECTION 4:** Should any section, clause, sentence, phrase or provision or any item in any schedule of this ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

**SECTION 3:** This Ordinance shall take effect upon its final passage, publication and adoption in the manner prescribed by law.

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**Ordinance No. 14 of 2025**

*(First Reading/Introduction)*

**M/S- McGuigan/Johnston**

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

**No. 14 of 2025**

**AN ORDINANCE FIXING THE SALARIES, WAGES  
AND COMPENSATION OF THE OFFICERS AND  
EMPLOYEES OF THE CITY OF SOMERS POINT,  
COUNTY OF ATLANTIC, STATE OF NEW JERSEY**

**BE IT ORDAINED** by the City Council of the City of Somers Point, New Jersey that the annual wages, salaries and compensation of the Officers and Employees of the City of Somers Point shall be as follows, as of January 1, 2025:

**SECTION 1. FULL TIME EMPLOYEES**

**(for full year)**

<b>Position</b>	<b>From:</b>	<b>To:</b>
Account Clerk Typist	30,000	59,827
Administrative Officer of Planning and Zoning & Construction & Code Enforcement Secretary with Technical Assistant to the Construction Official Certification	30,000	46,058
Asst. Supervisor of Public Works	40,000	89,000
Bookkeeper	34,898	60,378
Chief Financial Officer	50,000	105,000
City Administrator	60,000	120,000
City Clerk/Registrar of Vital Statistics, Municipal Search Officer	40,000	82,800
Clerk Typist	30,000	35,770
Clerk Typist/Matron	30,000	62,267
Confidential Asst. to the City Administrator	30,000	45,000
Confidential Asst. to the City Clerk	30,000	45,000
Confidential Secretary to the Police Chief – First year	30,000	48,808
Confidential Secretary to the Police Chief – Second year	30,000	51,249
Confidential Secretary to the Police Chief – Third year	30,000	53,811
Construction Official	40,000	75,000
Construction & Code Enforcement Secretary with Technical Assistant to the Construction Official Certification	30,000	45,000
Court Administrator	40,000	74,261

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Dept. of Public Works Worker	40,000	80,271
Department of Public Works Work Leader	40,000	88,906
Deputy City Clerk/Deputy Registrar	35,000	52,500
Deputy Court Administrator	30,000	64,879
Deputy Joint Insurance Fund Commissioner	600	1,500
Deputy Tax Collector	30,000	64,112
Dispatcher	26,484	81,879
Joint Insurance Fund Commissioner	1,200	2,500
Police Patrol Officer	44,475	111,415
Police Sergeant <i>Pending Settlement of PBA Contract</i>	117,106	123,035
Police Lieutenant <i>Pending Settlement of PBA Contract</i>	138,324	140,984
Police Captain <i>Pending Settlement of PBA Contract</i>	154,671	157,646
Police Chief	120,000	174,478
Principal Manager of Public Works	75,000	100,000
Qualified Purchasing Agent	5,000	25,000
Recreation Board Secretary	6,000	50,000
Secretary to the City Clerk	30,000	36,225
Superintendent of Public Works	80,000	128,682
Tax Assessor	40,000	70,000
Tax Collector/Tax Search Officer/Sewer Utility Collector	50,000	85,858
Wastewater Collection System Operator	5,000	15,174

Each full-time employee shall be paid for overtime, and any other additionally earned compensation, in accordance with his/her employment contract. This may include additional compensation based upon the length of his/her service, at the rate of \$100.00 per year, paid in addition to, and together with his/her salary.

#### SECTION 2. PART TIME OFFICERS & EMPLOYEES (for full year)

Position		From:	To:
<b><u>Building Department</u></b>			
Electrical Sub-Code Official		7,000	17,500
Plumbing Sub-Code Official		7,000	17,500
Fire Sub-Code Official		7,000	17,500
Building Sub-Code Official		7,000	17,500
Building Inspector	per inspection	15.49	30.00
Construction Official		1,000	20,000
Construction Official	per inspection	15.49	30.00
Housing Inspector		1,000	15,000
Floodplain Manager		1,000	15,000
Temporary UCC Sub-code Official	per inspection	15.49	30.00
Code Enforcement Officer	per hour	15.49	30.00
Code Enforcement Officer		7,000	32,000
Asst. Code Enforcement Officer	per hour	15.49	30.00

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Zoning Officer	per hour	15.49	80.00
Clerk-Typist	per hour	15.49	30.00
Administrative Officer of Planning and Zoning & Construction & Code Enforcement Secretary	per hour	15.49	30.00

#### **Police Department**

Dispatcher	per hour	15.49	30.00
School Traffic Guard	per hour		28.50
Special Officer	per hour	15.49	30.00
Data Processing Clerk	per hour	15.49	30.00
Clerk Typist	per hour	15.49	30.00

#### **Recreation**

Recreation Board Secretary		6,000	25,000
Special Events Coordinator		500	2,500
Summer Recreation Coordinator	per hour	15.49	30.00
Recreation Workers	per hour	15.49	40.00
Program Instructor	per hour	15.49	35.00
Lifeguard	per hour	15.49	30.00
Boat Ramp Attendant	per hour	15.49	30.00

#### **Public Works Department**

Clean Communities Coordinator		500	1,200
Clean Communities Laborer	per hour	15.49	30.00
Recycling Coordinator		200	1,800
Public Works/Sanitation Workers	per hour	15.49	30.00
Public Works Secretary	per hour	15.49	30.00
Parking Lot Attendant	per hour	15.49	30.00
Wastewater collection System Operator		5,000	15,174
Custodian	per hour	15.49	30.00
Marina Worker	per hour	15.49	30.00
Marina Supervisor	per hour	15.49	30.00
Marina Supervisor	per day	75.00	100.00
Harbormaster		500	2,500

#### **Administration, Finance, Tax Collector, Tax Assessor and Court**

Mayor		4,500	9,000
Council President		4,000	8,500
Council Persons		4,000	8,500
Chief Financial Officer		5,000	25,000
City Engineer		5,000	15,000
Clerk Typist	per hour	15.49	30.00

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Clerk Typist		5,000	25,000
Municipal Alliance Coordinator		500	2,000
Municipal Housing Liaison		5,000	15,000
Safety Coordinator		1,000	2,500
Safety Coordinator	per hour	15.49	30.00
Deputy Safety Coordinator		500	2,000
Deputy Safety Coordinator	per hour	15.49	30.00
Blood Borne Pathogens Coordinator		500	1,000
Qualified Purchasing Agent		5,000	25,000
Joint Insurance Fund Commissioner		1,200	2,500
Deputy Joint Insurance Fund Commissioner		600	1,500
Municipal Magistrate		10,000	27,000
Temporary Court Clerk	per court session	60.00	100.00
Rabies Clinic Attendant			300/per clinic
Veteran's Advisory Secretary		Up to	400

#### **Bureau of Fire Prevention**

Fire Official		1,400	7,000
Senior Inspector		1,200	6,600
Inspector		1,000	6,000
Inspector	per hour	15.49	30.00

#### **Fire Department**

Fire Chief		Up to	7,000
Deputy Fire Chief		Up to	5,400
Assistant Chief		Up to	3,900
Captain		Up to	3,600
Lieutenant		Up to	3,300
Fire Marshall		Up to	2,500
Fire Marshall	per inspection hour	15.49	30.00
Deputy Fire Marshall		Up to	2,500
Deputy Fire Marshall	per inspection hour	15.49	30.00
Fire Safety Officer		Up to	1,600
Fire Relief		15.49	35.00

#### **Emergency Management**

Emergency Management Coordinator		Up to	6,000
Deputy Emergency Management Coordinator		Up to	3,000
Assistant Emergency Management Coordinator		Up to	1,500

Each part time hourly employee shall be paid for overtime at the rate of one and one-half times the employee's straight time hourly rate for all hours of work which are more than eight hours worked in one day or forty hours worked in one week for any such part time work.

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## **SECTION 3. REPEALER**

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

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## **Resolutions:**

### **Public Portion Resolutions:**

Council President Haberkorn duly opened the meeting to the public.  
Hearing nothing from the public, the public portion was duly closed.

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### **Resolution No. 142 of 2025**

**M/S-** Owen/Dill

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

### **No. 142 of 2025**

**Subject:** Contract for Gasoline and Diesel Fuel

**Introduced by:** Council President Haberkorn

**WHEREAS**, the City of Somers Point is a member of the Atlantic County Cooperative #41-ACC for purchasing; and

**WHEREAS**, pursuant to the Lead Agency of the Atlantic County Cooperative #41-ACC advertising for sealed bids, bids were received on Dec 5<sup>th</sup>, 2024, for furnishing and delivering gasoline, diesel fuel and heating fuel; and

**WHEREAS**, Riggins, Inc. of Vineland, New Jersey was the lowest bidder willing to provide the items to the members of the Cooperative System; and

**WHEREAS**, the bid of Riggins, Inc. is based on the day of delivery OPIS Oil Price Daily Newark, New Jersey low end-high end average rack plus a delivery and incidental charge of \$0.07 per gallon for gasoline and a delivery and incidental charge of \$0.03 per gallon for diesel fuel.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Somers Point hereby authorizes contract acceptance by the City Administrator of the proposal of Riggins, Inc. for furnishing and delivering gasoline and diesel fuel for the period of January 1, 2024, through December 31, 2026.

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### **Resolution No. 143 of 2025**

**M/S-** Dill/Johnston

This resolution was adopted by a unanimous vote of those present.  
Council Member McGuigan congratulated Haungs on her advancement.

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**No. 143 of 2025**

**Subject: Employee Advancement of Tiffany Haungs**

**Introduced By: Council President Haberkorn**

**WHEREAS**, it is the policy of the City of Somers Point to advance employees according to their individual merits and in accordance with the New Jersey Civil Service Commission Policies and Procedures; and

**WHEREAS**, the City Administrator and City Council Personnel Committee have recommended that Tiffany Haungs be given an increase in compensation as of June 1<sup>st</sup> 2025; and

**WHEREAS**, adequate funds are available within the City Clerk operations in the 2025 Budget for this increase in compensation.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point as follows:

- 1.) Effective June 1<sup>st</sup> 2025 the annual salary of Tiffany Haungs shall be \$45,000.00.

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**Resolution No. 144 of 2025**

**M/S- Dill/DePamphilis**

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

**No. 144 of 2025**

**Subject: Authorizing Purchase of Ford F-250 for Fire Department Truck Through the North Bergen National Purchasing Program Contract from Winner Ford, Contract Number #BC-BID-24-43, for the City of Somers Point**

**Introduced by: Council President Haberkorn**

**WHEREAS**, the City of Somers Point is permitted to participate in national purchasing cooperatives according to N.J.S.A 52:34-6.2; and

**WHEREAS**, the North Bergen National Purchasing Program has acted as lead agency and awarded Contract #BC-BID-24-43, Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles and Vans with an Expiration Date of 05/15/2026; and

**WHEREAS**, the City's Fire Department Department has a need to utilize a contract for Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles and Vans for the replacement of aging Vehicle utilized by the Fire Department; and

**WHEREAS**, the City Council Finance Committee, and City Administrator/QPA, Jason Frost have reviewed the contract from North Bergen Coop #BC-BID-24-43, Cars, Crossovers, Class 1-3 Pickup



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Trucks/Chassis, Sport Utility Vehicles and Vans, specifically (1) One Ford F-250, and have determined that this purchase is the most functional economic solution; and

**WHEREAS**, it is recommended that City Council approve the contract for the use at the Somers Point Fire Department.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Somers Point, New Jersey, that Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles and Vans be purchased from Winner Ford in accordance with the North Bergen ##BC-BID-24-43, Ford F-250 contract for use by the City of Somers Point Fire Department as follows:  
Item:

2025 Ford F250 Utility		MSRP	DISCOUNT
W2B	F250 4x4 Crew Cab Pick Up	52100.00	45691.70
99A	6.8L V8 Engine	INC	INC
44F	10 Speed Automatic Transmission	INC	INC
17S	STX Appearance Package	5115.00	4808.10
18B	Running Boards	445.00	418.30
61M	Wheel Well Liners	180.00	169.20
61S	Front and Rear Splash Guards	130.00	122.20
76C	Back Up Alarm	115.00	108.10
86M	Dual Battery	210.00	197.40
TCW	LT275/65R20 All Terrain Tires	INC	INC
642	Dark Carbonized Aluminum Hub Covers	1420.00	1334.80
Destination and Delivery			1995.00
Delivery Charge			200.00
Knapheide Utility Body → 696"			15412.00
Base Coat Clear Coat			
Spray Cargo Area and Compartment Tops			
Paint Utility Red			
Paint Truck Red/White			2525.00
COMPLETE COST OF VEHICLE:			72981.80

Total Amount of North Bergen ##BC-BID-24-43,  
One (1) Ford F-250 W/ Options Per Pricing Sheet #BC-BID-24-43  
from Winner Ford.....  
**\$72,981.80**

**BE IT FURTHER RESOLVED** that the City Administrator, acting in his capacity as Purchasing Agent, is hereby authorized to issue a purchase order in the total amount of \$72,981.80 in accordance with the North Bergen Coop Contract for One (1) Ford F-250 W/ Options Per Pricing Sheet, for use by the City of Somers Point Fire Department.

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**Resolution No. 145 of 2025**

**M/S- TABLED**

Council President Haberkorn asked for a motion to table Resolution No. 145 of 2025.

On the motion of Council Member Dill, seconded of Council Member Owen, and carried to approve the tabling of Resolution No. 145 of 2025, with Council Member Gerety opposed.

**No. 145 of 2025**

**TABLED**

**Subject:**                      **Appointment of Marketing Services Vendor**

**Introduced By:**            **Council Member Gerety**

**WHEREAS**, the City of Somers Point has identified a need for Marketing Services for the balance of Calendar Year 2025; and

**WHEREAS**, pursuant to Resolution 92 of 2025, a request for proposals for Marketing Services was published and proposals were received by the City on April 25<sup>th</sup> 2025; and

**WHEREAS**, the Economic Development Advisory Commission reviewed the proposals received and recommends (SPACE LEFT INTENTIONALLY BLANK); and

**WHEREAS**, this contract is awarded through a fair and open process pursuant to N.J.S.19:44A-20.4 et. seq.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point as follows:

1. (SPACE LEFT INTENTIONALLY BLANK) be and hereby is appointed to provide Marketing Services for the City of Somers Point, from January 1<sup>st</sup> 2025 through December 31<sup>st</sup> 2025
2. The Mayor is hereby authorized to execute an agreement with (SPACE LEFT INTENTIONALLY BLANK), in a form approved by the City Solicitor, and, upon execution, the agreement will be attached to this resolution and become a part hereof. This agreement may contain a provision for an extension of one one-year term, conditioned upon the passage of a resolution by City Council.
3. As indicated in the Division of Local Government Services Local Finance Notice 2006-7, because this is awarded through a Fair and Open process, further public notice per N.J.S.A. 40A:11.5(6) is not required.

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**Resolution No. 146 of 2025**

**M/S-** Owen/McGuigan

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

**No. 146 of 2025**

**Subject:        Authorizing the Purchase of a Vehicle for Use by the Somers Point Police  
                     Department**

**Introduced By: Council President Haberkorn**

**WHEREAS**, the City is in need of purchasing an administrative vehicle; and  
**WHEREAS**, the City reviewed multiple quotes and has determined that a quote submitted by Distinctive Car Toyz of Egg Harbor Township to be the best suited vehicle for use by the City of Somers Point; and

**WHEREAS**, Jason Frost, QPA, City Purchasing Manager has determined and certified in writing that the value of the contract will exceed \$17,500.00; and

**WHEREAS**, Distinctive Car Toyz has submitted a Business Entity Disclosure Certification which certifies that Distinctive Car Toyz has not made any contributions to a political or candidate committee for an elected office in the City of Somers Point, County of Atlantic, New Jersey in the previous one (1) year period, and that the contract will prohibit Distinctive Car Toyz from making any contributions through the term of the contract; and

**WHEREAS**, the City of Somers Point may enter into an alternative non-advertised method of award contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point, New Jersey that an alternative non-advertised contract with Distinctive Car Toyz, 2800 Fire Rd, Egg Harbor Township, NJ 08234 be awarded as follows:

**Item    Description**

1.     GMC Sport Utility Vehicle.....  
         \$19,888.00

**BE IT FURTHER RESOLVED**, by the City Council of the City of Ocean City that the Purchasing Manager is hereby authorized to execute Purchase Orders to Distinctive Car Toyz in accordance with this resolution.

The CMFO certifies that funds are available and shall be charged to Capital Account C-04-55-346-003 as Purchase Orders are issued. Annual contract value shall not exceed \$44,000.00.

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**Consent Agenda Resolutions:**

On the motion of Council Member Dill, seconded of Council Member DePamphilis and carried to approve the Consent Agenda Resolutions.

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**No. 147 of 2025**

**Subject:                   Liquor License Renewals**

**Introduced by:       Council President Haberkorn**

**WHEREAS**, the applications of the following enumerated liquor licenses for renewal in the City of Somers Point were found to be in good order.

**NOW, THEREFORE, BE IT RESOLVED** that the below named and numbered applications are hereby renewed through June 30, 2026:

0121-33-001-013	Apple New Jersey, LLC (Applebee's)
0121-33-007-004	Crab Trap, LTD
0121-33-009-004	AMT Plenary, LLC (pocket license)
0121-33-013-004	Joe's Circle Café (DiOrio's)
0121-33-015-010	GMH Restaurant Enterprises, LLC (The Point)
0121-33-016-011	R2F2, Inc. (Greate Bay Golf & Country Club)
0121-33-017-009	R A Ranalli Enterprises, LLC (Tavern on the Bay Resort)
0121-31-020-002	American Legion Clark Eliason Post 352
0121-31-029-001	Somers Point Paddle Club
0121-31-024-001	Somers Point Volunteer Fire Company No 2
0121-33-002-004	MPF741 LLC (Anchorage Tavern Restaurant)
0121-33-012-009	SSD Diner (The Windjammer)
0121-31-022-001	Roberts Johnson Post 2189 VFW
0121-33-005-004	Charlies, Inc.
0121-33-019-017	939 Bay Avenue, LLC
0121-33-008-004	The Doc's Place Inc.
0121-33-018-007	The Garage (821 Shore Road LLC, pocket license)
0121-33-004-008	Point Pub of NJ Inc (Passion Vines)
0121-33-011-009	Frog Spring Corporation (Mexiquila)

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**No. 148 of 2025**

**Subject:       Resolution Authorizing the City of Somers Point to Enter into a Shared Services Agreement with the Township of Galloway for the Purposes of Sharing an Electrical Subcode Official**

**Introduced by: Council President Haberkorn**

# **REGULAR MEETING MAYOR AND CITY COUNCIL June 12, 2025**

**WHEREAS**, the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 et seq. ("Act"), allows any local unit to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction, including services incidental to the primary purposes of any of the participating local units; and

**WHEREAS**, N.J.S.A. 40A:65-5 requires the adoption of a resolution by the local units in order to authorize the execution of a shared services agreement; and

**WHEREAS**, the City of Somers Point ("City") and the Township of Galloway ("Township") have determined it to be in the mutual interest of each governing body to share and Electrical Subcode Official, namely Edward Blalock; and

**WHEREAS**, the City wishes to enter into a shared services agreement ("SSA") with the Township for the purpose of setting forth the terms, conditions, and obligations of each party regarding Electrical Subcode Official, which will benefit both the City and the Township by increasing the efficiency and decreasing costs of those services; and

**WHEREAS**, the City and the Township had previously negotiated the terms of the past SSA and the City Administrator and Conflict Solicitor have recommended that City Council adopt a comparable SSA as the same has been drafted.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point, County of Atlantic, State of New Jersey, as follows:

1. The Mayor shall be and is hereby authorized to execute the Shared Services Agreement with the Township of Galloway for Electrical Subcode Official namely Edward Blalock, substantially in the form attached hereto and subject to such modifications as required and authorized by the City Administrator and Solicitor.
2. A copy of the SSA shall be filed with the Division of Local Government Services, Department of Community Affairs, in accordance with the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-4(b).
3. The SSA shall take effect upon the adoption of appropriate resolutions by both parties thereto, and execution of agreements authorized thereunder, N.J.S.A. 40A:65-5(c).

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**No. 149 of 2025**

**Subject: Resolution Authorizing the City of Somers Point to Enter into a Shared Services Agreement with the Township of Galloway for the Purposes of Sharing Construction Office Services**

**Introduced by: Council President Haberkorn**

# **REGULAR MEETING MAYOR AND CITY COUNCIL June 12, 2025**

**WHEREAS**, the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 et seq. ("Act"), allows any local unit to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction, including services incidental to the primary purposes of any of the participating local units; and

**WHEREAS**, N.J.S.A. 40A:65-5 requires the adoption of a resolution by the local units in order to authorize the execution of a shared services agreement; and

**WHEREAS**, the City of Somers Point ("City") and the Township of Galloway ("Township") have determined it to be in the mutual interest of each governing body to share Construction Office Services, namely Mark V McCrane; and

**WHEREAS**, the City wishes to enter into a shared services agreement ("SSA") with the Township for the purpose of setting forth the terms, conditions, and obligations of each party regarding Construction Office Services, which will benefit both the City and the Township by increasing the efficiency and decreasing costs of those services; and

**WHEREAS**, the City and the Township plan to negotiate the terms of the SSA and the City Administrator and Conflict Solicitor have recommended that City Council adopt a comparable SSA to previous SSAs with Galloway Township.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point, County of Atlantic, State of New Jersey, as follows:

4. The Mayor shall be and is hereby authorized to execute the Shared Services Agreement with the Township of Galloway for Construction Office Services, namely Mark V McCrane, subject to such modifications as required and authorized by the City Administrator and Solicitor.
5. A copy of the SSA shall be filed with the Division of Local Government Services, Department of Community Affairs, in accordance with the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-4(b).
6. The SSA shall take effect upon the adoption of appropriate resolutions by both parties thereto, and execution of agreements authorized thereunder, N.J.S.A. 40A:65-5(c).

\*\*\*\*\*

**No. 150 of 2025**

**Subject: Authorizing Advertising Bids for 2025 Road Program**

**Introduced By: Council Member Dill**

**WHEREAS**, the governing Body of the City of Somers Point has determined that it is the best interest of the City to reconstruct Marks Road from Bethel Road to Fourth Street, Third Street from Rhode Island Avenue to Marks Road, Massachusetts Avenue from New Road to

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Seventh Street, Crestmont Drive from Chapman Boulevard to Defeo Lane, Buffalo Avenue from Ocean Heights Avenue to Steelman Avenue, Euclid Avenue, Harrison Avenue from Ocean Avenue to Schuman's Alley, a portion of Robbert's Avenue, and minor stormwater drainage improvements; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point that the City Engineer is hereby authorized to prepare plans and specifications for the 2025 Road Program; and

**BE IT FURTHER RESOLVED** that the City Clerk is authorized to advertise for bids in conformance with N.J.S.A. 40A:11-1 et seq., said bids to be received in the City Clerk's office at a time established thereafter in accordance with the specifications and in conformance with N.J.S.A. 40A:11-1 et seq.

\*\*\*\*\*

**No. 151 of 2025**

**Subject: Authorizing Advertising Bids for 2025 Stormwater Pipe Cleaning and Video Inspection**

**Introduced By: Council Member Dill**

**WHEREAS**, the governing Body of the City of Somers Point has determined that it is the best interest of the City to clean various stormwater pipes and inspect the condition of those pipes; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point that the City Engineer is hereby authorized to prepare plans and specifications for the Stormwater Pipe Cleaning and Video Inspection; and

**BE IT FURTHER RESOLVED** that the City Clerk is authorized to advertise for bids in conformance with N.J.S.A. 40A:11-1 et seq., said bids to be received in the City Clerk's office at a time established thereafter in accordance with the specifications and in conformance with N.J.S.A. 40A:11-1 et seq.

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**No. 152 of 2025**

**Subject: Authorizing Mayor to Sign Municipal Request for Solar Light Retrofit Kit for Bus Shelters**

**Introduced By: Council President Haberkorn**

**WHEREAS**, New Jersey Transit has offered to install solar light retrofit kits at the bus shelters at the following locations:

1. New Rd, northbound, at Chapman Blvd, MB (165'N)

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2. New Rd, northbound, at Bethel Rd, MB (290’N)
3. Shore Rd, southbound, at W. Ocean Ave, FS; and

**WHEREAS**, once the bus shelters have been retrofitted with the Solar Light Retrofit Kits, New Jersey Transit will provide a three (3) year warranty which includes damage or theft of the product at that time replacement Solar Light Retrofit Kits will be installed by New Jersey Transit at no cost to the City of Somers Point; and

**WHEREAS**, after the three (3) year warranty period, the City of Somers Point will responsible for maintenance of the Solar Light Retrofit Kits; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Somers Point that the City formally requests from New Jersey Transit solar light retrofit kits be installed for the above list bus shelters; and

**BE IT FURTHER RESOLVED** that the Mayor is authorized to sign the New Jersey Transit Municipal Request for Solar Light Retrofit Kit form

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**Old Business:**

None

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**New Business:**

None

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**Discussion of Bills:**

Administrator Frost reported a Bill List dated 6/10/2025 in the amount of \$1,090,918.82, a Record of Payment dated 6/5/2025 in the amount of \$1,427.50, and an additional Manual Bill List dated 6/4/2025 in the amount of \$199,432.24.

\*\*\*\*\*

**Public Portion:**

Council President Haberkorn duly opened the meeting to the public.

Matt Carluzzi of Somers Point brought up a few complaints with the beach and his neighbor’s grass and asked for clarifications on the laws for low-speed vehicles.

Jim Oswald of Somers Point mentioned young kids riding electric bikes that could potentially cause accidents.



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

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**Payment of Bills:**

**M/S:** McGuigan/Gerety

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.

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**Comments from Governing Body:**

Council President Haberkorn stated that he believes Ordinance Number 13 is a good compromise on the topic of short-term rentals in the City.

\*\*\*\*\*

**Adjournment:**

There being no further business to come before City Council, Council Member Gerety moved, Council Member Dill seconded and carried to adjourn the meeting at 9:17 p.m.

\*\*\*\*\*

Respectfully submitted,

Shelby Heath, RMC  
Municipal Clerk  
Approved: 6/26/2025