

**REGULAR MEETING
MAYOR AND CITY COUNCIL
January 22, 2026**

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: DePamphilis, Dill, Johnston, McGuigan, Slaughter, Gerety

Also Present: Mayor Tapp, Administrator Frost, Deputy City Clerk Giampapa, City Solicitor Smith, and City Engineer Schneider

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.

Communications:

Council President Gerety stated that the Municipal Chairman of the Republican party of Somers Point proposed three names to fill the vacancy of Charles Haberkorn. These names were Candace Rosenberg, John Shields, and Michael Kedziora.

Council Member DePamphilis and Council Member Johnston requested they hear from each candidate before voting.

On the motion of Council Member Johnston, seconded by Council Member DePamphilis and carried to approve, the following roll call vote was made to decide if the candidates would speak before Council chose who would be elected:

DePamphilis- Yes
Dill- No
Johnston- Yes
McGuigan- No
Slaughter- Yes
Gerety- No
Mayor Tapp- No

Council President Gerety called for a roll call vote to fill Charles Haberkorn's vacancy:

DePamphilis- Candace Rosenberg
Johnston- Candace Rosenberg
Dill- John M. Shields
McGuigan- John M. Shields
Slaughter- Candace Rosenberg
Gerety- John M. Shields
Mayor Tapp- John M. Shields

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Public Portion Resolutions:

Council President Gerety duly opened the meeting to the public.

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

Resolution No. 44 of 2026

M/S- Dill/DePamphilis

This resolution was adopted by the following roll call vote of those present:

Slaughter- Yes

McGuigan- Yes

Johnston- Yes

Dill- Yes

DePamphilis- Yes

Gerety- Yes

No. 44 of 2026

Subject: A Resolution Recognizing the Replacement to the Position of Council Member-Ward 2 for the City of Somers Point

Introduced By: Council President Gerety

WHEREAS, on January 2, 2026, Charles Haberkorn tendered his resignation of his position as Council Member-Ward 2 for the City of Somers Point to the City Clerk, effective as of January 2, 2026; and

WHEREAS, the City Clerk duly advised the Somers Point Republican Club, as the nominating organization for Charles Haberkorn's candidacy, of the vacancy of the aforesaid Council position; and

WHEREAS, pursuant to N.J.S.A. 40A:16-11, the Somers Point Republican Club and its committee submitted to the City Clerk a slate of three (3) names to be voted upon by City Council to fill the vacancy for a Council Member Ward 2, said individuals identified as follows: Candace Rosenberg, John M. Shields, and Michael E. Kedziora; and

WHEREAS, N.J.S.A. 40A:16-3(f) states that the office of a member of the governing body of a municipality shall be deemed vacant upon the filing of a written resignation with the municipal clerk by a member of the governing body; and

WHEREAS, N.J.S.A. 40A:16-11 requires that the governing body shall, within 30 days after the occurrence of the vacancy, appoint one of the nominees as the successor to fill the vacancy; and

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Now, therefore, it is hereby **RESOLVED** that John M. Shields be and is hereby appointed to fill the vacancy for Council Member Ward 2 on the Somers Point City Council; and

It is further **RESOLVED**, that this appointment shall be effective immediately and shall continue for the full unexpired term of Charles Haberkorn through December 31, 2026; and

Be it further **RESOLVED** that Charles Haberkorn is thanked for his service to the community and to this City Council.

John M. Shields was called forward and sworn in by Mayor Tapp.

A second roll call was recorded as follows:

Present: DePamphilis, Dill, Johnston, McGuigan, Shields, Slaughter, Gerety

Mayor's Report:

Mayor Tapp thanked the unions, City employees, and Council for agreeing to the switch from the State Health Benefits Program to a self-insured Amerihealth plan, which saved the City a future premium increase for 2026 of over \$800,000. He also mentioned a fundraiser being held at Fire Company #2 on March 1st for Kenny Poala's cancer treatment.

Administrator's Report:

None

Solicitor's Report:

None

Engineer's Report:

City Engineer Schneider reported that the work on Maryland Avenue and Shore Road would be done the following day, the new playground equipment at John F. Kennedy Park is almost complete, and the 2025 Road Program work continues.

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Committee Reports:

Council Member Johnston reported that the library proposed various events and programs to be held at the Somers Point Library as well as the Firehouse and Senior Center. She also relayed information on what she learned at the League of Municipalities regarding an updated local road safety plan.

Approval of Minutes:

On the motion of Council Member Johnston, seconded of Council Member Dill, and carried to approve the Regular Meeting Minutes of 12/18/2025 and Reorganization Meeting Minutes of 1/2/2026, approved as to content only.

Proclamations:

The following proclamations were read by Mayor Tapp.

No. 8 of 2026

Subject: Appointing Historic Preservation Commission

WHEREAS, the City Council by Ordinance has established a Historic Preservation Commission in accordance with N.J.S.A. 40:55D-107 et seq. as more specifically set forth in Section 114-202 in Article XXVIII of Chapter 114 of the Somers Point Municipal Code; and

WHEREAS, the Somers Point Historical Commission currently consists of seven regular members and two alternate members; and

WHEREAS, it is the jurisdiction of the Mayor to make said appointments to the Commission; and

WHEREAS, it has also been determined that for a seven-member Commission, at least one member shall be a Class A member, one member shall be a Class B member and a third member shall be either a Class A or a Class B member so that a total of at least one less than a majority shall be of Classes A and B; and

WHEREAS, Mayor Dennis Tapp wishes to appoint Kathy Ciboldi as an Alternate Member to the unexpired term expiring December 31, 2027; and

BE IT PROCLAIMED THAT the Historic Preservation Commission consists of the following members with their terms of office noted:

CLASS A	EXPIRATION OF TERM
Tara McGinnis - Regular Member	December 31, 2027
CLASS B	
Donna Mohr - Regular Member	December 31, 2026
Levi Fox – Regular Member	December 31, 2026
CLASS C	

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William Reinert - Regular Member	December 31, 2026
Marian McVeigh - Regular Member	December 31, 2026
William Dunfee – Reg. Member	December 31, 2027
Lynn MacEwan – Regular Member	December 31, 2026

ALTERNATES

Debi Argent (Alt. No. 1)	December 31, 2027
Kathy Ciboldi (Alt. No. 2)	December 31, 2027

Mayor Tapp pulled Proclamation 9 of 2026.

No. 9 of 2026

PULLED

Subject: Appointing Planning Board Members

WHEREAS, due to the expiration of terms of Michael R. Sweeney, Howard Dill and Gerald “Max” Slusher, I, Mayor Dennis Tapp hereby appoint Stephen Hornig to Class II with a term expiring December 31, 2026. I, Mayor Dennis Tapp hereby reappoint Howard Dill Class III, with a term expiring 12/31/2026. I, Mayor Dennis Tapp hereby reappoint Gerald “Max” Slusher to Class IV with a term expiring December 31, 2029.

BE IT PROCLAIMED THAT the Planning Board as of this date consists of the following members with the expiration of terms noted:

CLASS I	EXPIRATION OF TERM
Mayor Dennis Tapp	Term of Office
CLASS II	
Stephen Hornig	One (1) Year Term 12/31/26
CLASS III	
Howard Dill	One (1) Year Term 12/31/26
CLASS IV	
Jack Shields	December 31, 2027
Brian Cotton	December 31, 2028
Gerald “Max” Slusher	December 31, 2029
Paul Striefsky	December 31, 2027
Vince Lombardi (Alt. No. 1)	December 31, 2026
John O’Connor (Alt. No. 2)	December 31, 2026

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No. 10 of 2026

Congratulating Matthew Barnabei for Receiving the Eagle Scout Award

WHEREAS, the rank of Eagle Scout is the highest achievement in Scouting America, representing exceptional leadership, service, and dedication to community; and

WHEREAS, Matthew Barnabei has demonstrated these qualities by completing his final requirement for the rank of Eagle Scout through a project that enhances public safety and supports our first responders; and

WHEREAS, Matthew’s project involved painting more than 200 Maltese crosses on the roads in front of all fire hydrants throughout Somers Point, making them more visible and accessible for our firefighters during emergencies; and

WHEREAS, this thoughtful and impactful service project reflects Matthew’s commitment to the well-being of our community and exemplifies the values of citizenship and responsibility that the Eagle Scout rank represents;

NOW, THEREFORE, I, Dennis Tapp, Mayor of the City of Somers Point and the City Council, do hereby congratulate and commend Matthew Barnabei for his outstanding achievement in earning the rank of Eagle Scout and for his invaluable contribution to the safety of our residents and firefighters.

“Leadership is not about position—it’s about making a difference. Thank you, Matthew, for leading by example.”

Fire Chief Michael Sweeny and Mayor Tapp presented Matthew Barnabei with a Certificate of Appreciation.

Council Member Slaughter commended Matthew Barnabei for his work in the community.

Ordinances:

Ordinance No. 1 of 2026
(First Reading/Introduction)

M/S- Dill/DePamphilis

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

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No. 1 of 2026

**AN ORDINANCE AMENDING ORDINANCE NO. 1 OF 2025,
AN ORDINANCE OF THE CITY OF SOMERS POINT,
COUNTY OF ATLANTIC, NEW JERSEY, ESTABLISHING
THE RATES, FEES, RENTS AND OTHER CHARGES OF
THE CITY OF SOMERS POINT SEWER UTILITY**

BE IT ORDAINED by the City Council of the City of Somers Point, that, in accordance with the Municipal and County Sewerage Act, N.J.S.A. 40A:26-A-1 et seq., Section 1 of Ordinance No. 1 of 2019 is hereby amended, and the following schedule of rates, fees, rents and other charges is hereby implemented:

**Rates and Charges
of the
City of Somers Point Sewer Utility**

SECTION 1.

1. The minimum charge per equivalent domestic unit shall be \$388.00 annually.
2. The annual unit sewer charge based on the type of property served shall be as follows:
 - (a) Private dwellings, condominium units and cooperative units basic charge \$388.00
 - (b) Structures with apartments - each apartment \$388.00
 - (c) Hotels, rooming houses and private dwellings with rented rooms –
basic charge \$388.00
plus each rented room \$286.00
 - (d) Motels - each standard rental unit \$286.00
- each efficiency rental unit..... \$388.00
 - (e) Small Businesses/Professional Office/Professional Condo Office –
Minimum one charge for each office \$388.00
Additional charges based on water consumption \$388.00
 - (f) Trailer parks - each trailer \$388.00
 - (g) Service stations and garages \$388.00

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Additional charges based on water consumption \$388.00

- (h) Service stations and garages with washing facilities \$770.00
Additional charges based on water consumption \$388.00
- (i) Pumpout facilities for marinas \$388.00
- (j) Churches \$388.00
- (k) Public buildings \$760.00
- (l) The service charge for the use of services of the sewerage system for the persons who are hereinafter designated, shall be and the same is hereby fixed and determined as follows: The calculation of the said service charge shall be based and computed on the consumption of water on or in connection with the real property of such persons, which water consumption shall be determined by the reading of the water use meter used in connection with the real property of such person during the highest three (3) month period of such water used during any given billing year; such water use thus determined shall then be divided by a factor of twenty-seven thousand (27,000) and the quotient shall then be rounded upwards to the next highest whole number; the said quotient shall then be multiplied by a factor of \$388.00, and the resulting product, which shall be expressed in terms of dollars, shall be the annual sewerage charge for such persons.

The persons referred to in this section are the following: self service laundries, schools, restaurants, diners, bars, taverns, nursing homes, hospitals, bowling alleys, theatres, shopping centers, barber shops and beauty parlors. Large business establishments or industrial plants and other commercial establishments not herein specifically mentioned.

- (m) Any building, institution, commercial or industrial establishment discharging wastes other than domestic sewage will pay a premium charge for the waste. If the waste discharged into the sewer system by industrial users is stronger than allowed by the rules and regulations, the user shall pay a premium charge for the extra strength waste applied as a factor against the annual charge in category. The premium charge shall be based on the following formula for determination of the multiplication factor.

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Factor=53.0%+19%(BOD in ppm*) +22% (ss in ppm*) +6%(chlorine demand in ppm*)

300 350 5

*Where these figures are less than 300 ppm in BOD or 350 ppm in suspended solids or 5ppm in chlorine demand, the value in the parentheses () shall be equal to "1".

The industrial user will be required to submit a report at least once monthly indicating the strength of sewage entering the Utility's system. The report shall be from an independent laboratory approved by the Utility. For billing purposes during any one year, the Utility will take the average of the samples submitted for use in determining the strength factor. If no reports are submitted to the Utility then the Utility reserves the right to obtain representative samples and use the results obtained from the samples to determine the factor for billing purposes. The cost of any tests required to be performed by the Utility will be added to the user's charges.

All other provisions relating to industrial wastes will be found in the Rules and Regulations of the Utility.

- (n) Notwithstanding anything to the contrary in this section, the minimum service charge to be paid with respect to any type of property shall be\$388.00

SECTION 2:

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

SECTION 3:

This Ordinance shall take effect after final passage, adoption and publication according to law.

On the motion of Council Member McGuigan, seconded by Council Member Dill and carried to approve the 48-hour waiver to add Resolution 65 of 2026.

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Resolutions:

Public Portion Resolutions:

Council President Gerety duly opened the meeting to the public.

John Helbig of Somers Point requested clarification on Resolutions 54 and 55 of 2026.

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

Resolution No. 45 of 2026

M/S- Dill/DePamphilis

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

Council Member Johnston praised Kestrel for her work with the City and wished her well in future endeavors.

No. 45 of 2026

Subject: Authorizing Separation Agreement with CMFO Shana Kestrel

Introduced By: Council President Gerety

WHEREAS, after long and dedicated service to the City of Somers Point Shana Kestrel intends to resign from the City of Somers Point effective January 16th, 2026; and

WHEREAS, upon her resignation Shana Kestrel is entitled to certain payments and benefits in accordance with her Conditions of Employment between the City of Somers Point and Shana Kestrel; and

WHEREAS, the City of Somers Point has determined that Shana Kestrel will have an accumulated, reimbursable total 20.95 days of unused vacation days as of the effective date of her resignation; and

WHEREAS, pursuant to the separation agreement between the City of Somers Point and Shana Kestrel, the City of Somers Point shall tender to Shana Kestrel payment for authorized vacation days to Shana Kestrel in her resignation as defined in the attached separation agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Somers Point hereby authorizes the City Administrator to provide all rights and entitlements to Shana Kestrel as enumerated in the separation agreement between the City of Somers Point and Shana Kestrel.

BE IT FURTHER RESOLVED that the City Council of the City of Somers Point congratulates Shana Kestrel and wishes her the best of luck in her new endeavors.

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Resolution No. 46 of 2026

M/S- Dill/Shields

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

No. 46 of 2026

Subject: Resolution Appointing Eleanor Cifaloglio as Municipal Certified Finance Officer for the City of Somers Point

Introduced By: Council President Gerety

WHEREAS, due to a recent resignation, there currently exists a vacancy in the office of Chief Municipal Finance Officer (CMFO) for the City of Somers Point; and

WHEREAS, after posting the position and a search for a person to fill the role, the City believes that it has found such a qualified individual to serve as the CMFO for the City of Somers Point; and

WHEREAS, the City Administrator has recommended that Eleanor Cifaloglio be appointed to the position of Chief Municipal Finance Officer (CMFO); and

WHEREAS, adequate funds are available within the Finance Department operations in the 2026 temporary budget for this appointment.

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

Effective February 2nd 2026, Eleanor Cifaloglio shall be appointed as the CMFO for the City of Somers Point. Under N.J.S.A. 40A:9-140.10 it provides that any person who serves as Chief Municipal Financial Officer, the term of office shall be four years, which shall run from January 1 in the year in which the CMFO is appointed. Therefore, the term for CMFO, Eleanor Cifaloglio shall run from January 1, 2026, to December 31, 2029. Said appointment is subject to the advice and consent of Council. This resolution shall take effect as provided by law.

- 1.) Effective February 2nd 2026 the annual salary of Eleanor Cifaloglio will be \$100,000 in accordance with the 2025 Salary and Wage Ordinance of the City of Somers Point. Ms. Cifaloglio shall be entitled to 15 Vacation Days per year in addition to other PTO as described in the Personnel Policies and Procedures Manual of the City of Somers Point.
- 2.) The annual salary of Eleanor Cifaloglio may be adjusted in the future within the guidelines of the Annual Salary and Wage Ordinance of the City of Somers Point.

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Resolution No. 47 of 2026

M/S- Dill/Shields

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

***City of Somers Point*
Resolution
No. 47 of 2026**

Subject: Zoning Board Appointment

WHEREAS, City Council appoints Mike Owen to the unexpired term of Alternate No. 2 with a term expiring December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point, New Jersey that the Somers Point Zoning Board of Adjustment is constituted as follows:

MEMBER	EXPIRATION OF TERM
Doug Gilbert	Dec. 31, 2027
Joseph Craddock	Dec. 31, 2028
Shawn Rowan	Dec. 31, 2029
John Helbig	Dec. 31, 2028
Elizabeth Lawler	Dec. 31, 2026
Mike Kedziora	Dec. 31, 2027
Rex Granus	Dec. 31, 2026
Alternates:	
Harry Kent (No. 1)	Dec. 31, 2026
Mike Owen (No. 2)	Dec. 31, 2027

Resolution No. 48 of 2026

M/S- Dill/Johnston

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

No. 48 of 2026

Subject: Resolution Authorizing the Invoice for Community Service Contributions to Shore Memorial Hospital D/B/A Shore Medical Center and its Affiliates

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Introduced By: Council President Gerety

WHEREAS, the New Jersey Legislature passed Bill A-1135 which was signed into law February 22nd, 2021 which requires some NJ hospitals to make community service contributions; and

WHEREAS, Shore Memorial Hospital (now doing business as Shore Medical Center) (“SMC”) signed a commitment dated March 10th 2021 to honor their obligation annually to make said payments; and

WHEREAS, the NJ Department of Health has certified that SMC has 199 licensed beds that are eligible for the community service contribution at a rate of Three Dollars (\$3.31) per day in 2026 for 365 days; and

WHEREAS, SMC is now required contribute the sum of Two-Hundred and Forty Thousand Four Hundred and Twenty One Dollars and Eighty Five Cents (\$240,421.85) to be paid into the general fund to be used for general expenses without any specific designation to be billed by the City quarterly in equal installments which shall be payable on February 1, May 1, August 1, and November 1; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point, County of Atlantic, State of New Jersey, as follows:
The Tax Collector shall be and is hereby authorized to Invoice Shore Medical Center (“SMC”) for the 2026 Calendar Year to receive the aforementioned community service contributions, subject to such modifications as required and authorized by the City Administrator and/or Solicitor.

It is further **RESOLVED** that the City agrees to accept the community service contributions made by Shore Medical Center to the City for the purposes and uses intended.

Resolution No. 49 of 2026

M/S- Dill/Shields

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

No. 49 of 2026

Subject: Resolution Authorizing the 2026 Invoice for Annual Service Charge to Somers Point Preservation L.P. and its Affiliates

Introduced By: Council President Gerety

WHEREAS, the Somers Point Preservation L.P. has applied for a long-term tax exemption pursuant to the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended and supplemented, N.J.S.A. 55:14K-1 tf. seq. (the "HMFA Law") for a project to

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preserve and significantly rehabilitate a two hundred and twenty-five (225) unit HUD Section 8 housing complex (224 restricted rental units and 1 manager unit) on the Property; and

WHEREAS, the City has adopted an ordinance (Ordinance 24 of 2022) approving a long-term tax exemption for the Project as authorized by N.J.S.A. 55:14K-37 and entered into Financial Agreement; and

WHEREAS, Somers Point Preservation L.P. previously contributed the sum of Five-Hundred and One Thousand One Hundred and Fifty (\$501,150.00) Dollars plus and Administrative Fee of Ten Thousand and Twenty-Three (\$10,023.00) Dollars which was paid in 2025; and

WHEREAS, Somers Point Preservation L.P. owed the City of Somers Point a reconciled balance of \$19,321.40 for CY 2024 pursuant to the financial agreement between the City of Somers Point and Somers Point Preservation LP, which dictated that the annual service charge shall be calculated as the greater of (i) 11% of annual gross revenue, or the minimum annual service charge of (ii) \$500,150 for calendar year 2024 ; and

WHEREAS, Somers Point Preservation L.P. is now required to contribute the sum of Five-Hundred and Twenty Thousand Ninety Two and Fifty Four Cents (\$520,092.54) Dollars plus and Administrative Fee of Ten Thousand Four Hundred and One and Eight Five Cents (\$10,401.85) Dollars to be paid into the general fund to be used for general expenses without any specific designation to be billed by the City quarterly in equal installments which shall be payable on February 1, May 1, August 1, and November 1 in the 2026 Calendar Year; and

WHEREAS, the City of Somers Point acknowledges that this Annual Service Charge billed for 2026 is an estimation that shall be reconciled against the Annual Audit for CY 2025. If an additional sum is due to the City, the City shall calculate and furnish the Entity; and

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

The Tax Collector shall be and is hereby authorized to Somers Point Preservation L.P for the 2026 Calendar Year to receive the aforementioned Annual Service Charge, subject to the Financial Agreement between the City of Somers Point and Somers Point Preservation L.P. required and authorized by the City Administrator and/or Solicitor.

Resolution No. 50 of 2026

M/S- Johnston/Dill

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

No. 50 of 2026

Subject: Awarding Contract for the 2025 Stormwater Maintenance Contract

Introduced By: Council Member Dill

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WHEREAS, on December 12, 2025, the City of Somers Point received bids for the 2025 Stormwater Maintenance Contract; and

WHEREAS, Landberg Construction LLC, of Dorothy, New Jersey was the lowest responsible bidder; and

WHEREAS, the City Engineer's office has recommended that the City award the contract to Landberg Construction, LLC of Dorothy, New Jersey in the amount of \$304,851.00

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

- 3.) The Contract for the 2025 Stormwater Maintenance Contract is hereby awarded to Landberg Construction of Dorothy, New Jersey in the amount of \$304,851.00.
- 4.) The Mayor and City Clerk are hereby authorized and directed to enter into a formal contract with Landberg Construction, LLC., of Dorothy, New Jersey, signing on behalf of the City.

Resolution No. 51 of 2026

M/S- Slaughter/DePamphilis

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

No. 51 of 2026

Subject: Authorizing Purchase of Blowhard Fans for use by the Somers Point Fire Department as a Sole Source Purchase

Introduced by: Council President Gerety

WHEREAS, The City of Somers Point's Fire Department has a need to purchase ultra-compact, highly maneuverable, fans for their ventilation needs when fighting fires; and

WHEREAS, the City has received a quote from Dival Safety & Supplies for Life., in the amount of \$13,350.00, an amount under the bid threshold from a sole source provider in accordance with the requirements of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.); and

WHEREAS, the Fire Department and City Administrator / QPA has made the recommendation for the acquisition of this equipment as follows:

(3) Blowhard Squirt Fans:

17" Squirt Fan with Battery... \$4,450.00 ea x 3 =

\$13,350.00 TOTAL

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

The City Council hereby authorizes the purchase and acquisition of the aforesaid equipment and authorize the City Administrator/ QPA to take any and all actions necessary to purchase the equipment from Dival Safety & Supplies for Life, 1721 Niagra St, Buffalo, NY 14207.

Resolution No. 52 of 2026

M/S- Dill/Shields

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

No. 52 of 2026

Subject: Appointment of a Conflict/Alternate Municipal Prosecutor

Introduced by: Council President Gerety

WHEREAS, the City of Somers Point has appointed a Municipal Prosecutor, effective January 1, 2026, to December 31, 2026; and

WHEREAS, from time to time, either a conflict or alternate municipal prosecutor is necessitated for certain sessions and/or matters in the Somers Point Municipal Court; and

WHEREAS, City Council is desirous of setting the parameters of who may appear as a conflict/alternate municipal prosecutor in Somers Point's Municipal Court.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Somers Point that, in addition to appointing Megan Hoerner, Esquire, any qualified attorney who has been appointed as a municipal prosecutor or as a conflict/alternate municipal prosecutor in Atlantic County, may appear as the City's Conflict/Alternate Municipal Prosecutor, as needed.

IT IS FURTHER HEREBY RESOLVED that said Conflict/Alternate Municipal Prosecutor shall be paid per session rate as the Municipal Prosecutor.

Resolution No. 53 of 2026

M/S- DePamphilis/Shields

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

No. 53 of 2026

**Subject: A Resolution Appointing a Conflict/Alternate Public Defender for
the City of Somers Point Pursuant to N.J.S.A. 2B:24-3**

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Introduced by: Council President Gerety

WHEREAS, N.J.S.A. 2B:24-3 provides that the governing body of municipality is required to appoint a municipal public defender for the purposes of representing certain indigent defendants in the Municipal Court regarding matters within the jurisdiction of said Court; and

WHEREAS, City Council has appointed a Municipal Public Defender for 2025; and

WHEREAS, from time to time, either a conflict or alternate public defender is necessitated for certain matters in the Somers Point Municipal Court; and

WHEREAS, City Council is desirous of setting the parameters of who may appear as a conflict/alternate public defender in Somers Point's Municipal Court.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Somers Point that, in addition to Jerry Steiner, Esquire, any qualified attorney who practices in Vicinage One of the Superior Court of New Jersey and who fulfills all of the requirements of N.J.S.A. 2B:24-3, may appear as the City's Conflict/Alternate Public Defender, as needed.

IT IS FURTHER HEREBY RESOLVED that said Conflict/Alternate Public Defender shall be paid per hearing at the same appearance rate as the Municipal Public Defender.

Resolution No. 54 of 2026

M/S- Johnston/Slaughter

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

No. 54 of 2026

Subject: Dedication by Rider – Tree Replacement Trust Fund

Introduced By: Council President Gerety

WHEREAS, N.J.S.A. 40A:4-39 provides that certain revenues received by a municipality may be dedicated by rider to a specific purpose, provided such dedication is permitted by the Director of the Division of Local Government Services;

WHEREAS, PL 1999 C292 & NJSA 40:48-2.56 provides for receipt of funds for Tree Replacement Trust Fund by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Tree Replacement Trust Fund are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement; and,

WHEREAS, the City of Somers Point has determined that the establishment of a dedication by rider for a Tree Replacement Fund is in the best interest of the municipality and its residents;

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NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Somers Point, County of Atlantic, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures from the Tree Replacement Trust Fund.
2. Monies deposited into the Tree Replacement Fund shall be used exclusively for the planting, replacement, maintenance, general expense, and preservation of trees and related activities as permitted by law.
3. A copy of the Resolution shall be submitted by the CFO to the Director of the Division of Local Government Services through the FAST system.

Resolution No. 55 of 2026

M/S- Dill/Shields

This resolution was adopted by a unanimous vote of those present with Council President Gerety recusing himself from the vote and Council President Pro Tempore Johnston presiding.

No. 55 of 2026

Subject: A Resolution Authorizing Colliers Engineering, Inc., and Other City Professionals to Prepare an Amended 90 Broadway Redevelopment Plan and an Amended 90 Broadway Redevelopment Agreement

Introduced By: Council Members Dill, McGuigan and DePamphilis

WHEREAS on May 22, 2025, the Somers Point City Council (“City Council”) by Ordinance No. 11 of 2025 adopted the 90 Broadway Redevelopment Plan with provided for the construction of five (5) affordable housing residential units to be constructed on the 90 Broadway Property; and

WHEREAS by Resolution No. 185 of 2025 the City Council designated Somers Point Acquisition, LLC as the designated Developer (the “Developer”) for the 90 Broadway project; and

WHEREAS by letter dated November 4, 2025 counsel for the Redeveloper submitted a proposal in which the Developer would purchase a property situated at 104 Cleveland Avenue in the City of Somers Point (the “Cleveland Avenue Property”) upon which Developer proposes to construct a six (6) bedroom community residence for persons with developmental disabilities which, post construction, will be owned and managed by Caring, Inc, an non-profit entity having substantial experience in the ownership, operation, and maintenance of such community facilities; and

WHEREAS Developer is requesting approval to transfer its affordable housing obligation from the 90 Broadway property to the Cleveland Avenue Property; and

WHEREAS in compliance with the requirements of the Somers Point Planning Board set forth in its Decision and Resolution PB,11-2025 adopted on November 19, 2025 in the matter of the “Application of Somers Point Acquisition, LLC, “The five (5) affordable units (planned for the 90 Broadway Property) may only be moved to an off-site location when and if the governing body is provided with sufficient

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information to confirm creditable off-site units are being supplied. Dan transfer of units may be approved via an Amended Redevelopment Agreement and Amended Redevelopment Plan;” and

WHEREAS sufficient information having been provided, it is hereby Resolved by the City Council of the City of Somers Point that Colliers Engineering, Inc. Is authorized to prepare an Amended 90 Broadway Redevelopment Plan; and

IT IS HEREBY RESOLVED that the City Clerk and other City staff and consultants are hereby authorized and directed to take all actions as shall be deemed necessary or desirable to implement this Resolution including but not limited to the preparation of an amended 90 Broadway Redevelopment Plan and an amended 90 Broadway Redevelopment Agreement and that all actions and activities undertaken to date are hereby approved and ratified; and

IT IS FURTHER HEREBY RESOLVED that all fees and costs associated therewith shall be paid by the Developer in accordance with a previously approved Escrow Agreement. This Resolution shall be effective immediately.

Resolution No. 56 of 2026

M/S- Dill/DePamphilis

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

No. 56 of 2026

Subject: Authorizing the Mayor to Sign Agreement – Teamsters Union Local No. 115

Proposed By: Mayor Dennis Tapp

Introduced By: Council President Gerety

WHEREAS, the City of Somers Point and the Teamsters Union Local No. 115 were parties to a Collective Bargaining Agreement (“Agreement”) which term was set from January 1, 2022 through December 31, 2025; and

WHEREAS, the City of Somers Point and the Teamsters Union Local No. 115 entered into negotiations for purposes of entering into a successor agreement; and

WHEREAS, those negotiations have concluded and the terms and conditions have been memorialized in a Agreement which is attached hereto and made a part hereof; and

WHEREAS, the term of the successor agreement shall be from January 1, 2026 through December 31, 2028; and

WHEREAS, that Agreement is hereby agreed to by this governing body.

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

1. Given the formal written agreement is prepared in conformance with the Memorandum of Agreement, Mayor Dennis Tapp and/ or Business Administrator Jason Frost are hereby authorized to sign the agreement between the City of Somers Point and the Teamsters Union Local No. 115 on behalf of the City and a copy thereof will be attached hereto.

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Resolution No. 65 of 2026

M/S- Johnston/Dill

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

No. 65 of 2026

Subject: Appointment of Administrative Agent for Affordable Housing

Introduced By: Council President Gerety

WHEREAS, the City of Somers Point desires to appoint Triad and Associates, Esq., as Administrative Agent for Affordable Housing, effective January 1, 2026 to December 31, 2026; 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. Triad and Associates be and is hereby appointed as Administrative Agent for Affordable Housing for the City of Somers Point for the period of January 1, 2026, to December 31, 2026.
2. The Mayor is hereby authorized to execute an Agreement with Triad and Associates, for the calendar year 2026. Upon execution, a copy of the contract will be attached to this resolution and become a part hereof.
3. This Agreement is awarded without competitive bidding as a “Professional Service” under the provisions of the Local Public Contracts Law because public bidding is not required for said service.
4. 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.(1)(a)(i) is not required.

Council Member Johnston requested Resolution 64 of 2026 be pulled from the consent agenda.

Resolution No. 64 of 2026

M/S- Dill/DePamphilis

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

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Council Member Johnston thanked Rob Hopkins for bringing this idea and the contacts for the project to Council.

No. 64 of 2026

Subject: City of Somers Point State of New Jersey Department of Environmental Protection Green Acres Program Enabling Resolution for JFK Park Inclusive Playground

Introduced By: Council President Gerety

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Somers Point desires to further the public interest by obtaining a Green Acres loan of \$105,750 and a Green Acres grant of \$317,250 from the State to fund the following project:

**#0121-25-006
JFK Park Inclusive Playground**

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Somers Point that:

1. The Mayor of the above-named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as JFK Park Inclusive Playground, and;
2. The applicant has its matching share of the project, if a match is required, in the amount of \$0.
3. In the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project, and;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
5. This resolution shall take effect immediately.

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. 57 of 2026

Subject: Acknowledging Terms and Conditions of Participation in the South Jersey Power Co-Operative Natural Gas Purchase

Introduced by: Council President Gerety

Whereas, The City of Somers Point (Bid Group 2) is a member of the South Jersey Power Co-Operative (E8802-SJPC) ; and

Whereas, on November 14th, 2025 Camden County, as the lead for the South Jersey Power Co-Operative, received bids for the purchase of the commodity Natural Gas for a one (1) year period from December 1st 2026 to November 30th 2028; and

Whereas, the winning bidder was UGI Energy Services, LLC of Wyomissing, PA 19610 for the City of Somers Point (Bid Group 2) for a (24) Twenty-Four Month period; and

Whereas, the billing shall be based upon the applicable Local Distribution Company's meter reading by location, and invoice payment terms will be sixty (60) day; and

Whereas, the City of Somers Point will be enrolled in this contract with UGI Energy Services, LLC.

Now, Therefore, Be It Resolved that the City Council of the City of Somers Point hereby acknowledges the terms and conditions of the cooperative purchase in accordance with the conditions outlined herein.

No. 58 of 2026

Subject: Authorizing Advertisement of RFP for the Removal and Replacement of the Commercial Chiller Unit at City Hall

Introduced By: Council President Gerety

WHEREAS, the City of Somers Point is in possession of property known as "City Hall" located at 1 W New Jersey Ave Somers Point NJ 08244; and

WHEREAS, there exists a need for the City to provide for and install a replacement 40 Ton Commercial Chiller Unit at the building; and

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WHEREAS, the governing body recognizing this need seeks to solicit bids from qualified bidders for the removal of the derelict chiller and supply and installation of the Commercial Chiller Unit

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

1. The City Clerk is hereby directed to advertise the Requests for Proposals for the removal, supply, and install of a new 40 Ton Commercial Chiller at City Hall located at 1 W New Jersey Ave. Somers Point NJ; located within the City of Somers Point.
2. Said advertisement shall be published as soon as possible, but no later than February 1st 2026.
3. All proposals must be received by the City Clerk no later than 10:00 a.m. on February 24th, 2026 at which time they will be publicly opened, announced and recorded in the Office of Administration.

No. 59 of 2026

Subject: **Rejecting Bids for the 2025 Stormwater Pipe Cleaning & Video Inspection**

Introduced By: **Council Member Dill**

WHEREAS, on December 12, 2025, the City of Somers Point received bids for the 2025 Stormwater Pipe Cleaning and Video Inspection; and

WHEREAS, based off an analysis of the bids received, the Engineer's cost estimate, and available funding, the City Engineer has recommended that the City reject all bids and rebid the project;

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

- 5.) All bids received for the 2025 Stormwater Video Inspection and Cleaning are formally rejected.
- 6.) The City Engineer is authorized to rebid the project reducing the project scope.

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. 60 of 2026

Subject: Change Order 2 – Contract No. 129 – FY 2023 Safe Routes to Transit – Shore Road Pedestrian Improvements

Introduced By: Council Member Dill

WHEREAS, in accordance with Resolution 274 of 2024, Fred M. Schiavone Construction, Inc., of Malaga, New Jersey was awarded the contract for the FY 2023 Safe Streets to Transit – Shore Road Pedestrian Improvements for the sum of \$951,305.75; and

WHEREAS, construction is underway, and it has been determined that additional work within the County right-of-way is required to accommodate the improvements, for which the County is responsible; and

WHEREAS, the additional work includes the reconstruction of three inlets at Maryland Avenue and the replacement of two existing 2 x 2 inlets with Type A inlets at New York Avenue; and

WHEREAS, the City will include this work within its current construction contract, and the County will reimburse the City upon completion; and

WHEREAS, the cost to complete the work is for an amount not to exceed \$59,640.00; and

WHEREAS, the City Engineer has recommended approval of these changes; and

WHEREAS, those changes have resulted in a change of the contract amount as follows:

Contract Amount	\$951,305.75	
Change Order 1	\$0.00	
Change Order 2	\$59,640.00	
Revised Contract Amount	\$1,010,945.75	
Total Deduction: \$0	Total Additional: \$59,640.00	Net Change: 6.27%

WHEREAS, the NJDOT Local Aid Office must also concur with this change order;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point that the above listed change to the contract for the FY 2023 Safe Routes to Transit – Shore Road Pedestrian Improvements is hereby approved and that the Mayor is hereby authorized and directed to execute all documents in this regard on behalf of the City.

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No. 61 of 2026

Subject: Resolution Releasing the Off-Site Performance Guarantee for W Maryland LLC (Contractor's Warehouse)

Introduced By: Council President Gerety

WHEREAS, W Maryland, LLC, requested the City of Somers Point release its Offsite Performance Guarantee posted for W Maryland, LLC, Block 914, Lot 1 in the amount of \$64,344.60 to guarantee the completion of off-site improvements for W Maryland, LLC; and

WHEREAS, the City Engineer reviewed this request and inspected the project and determined that said off-site Performance Guarantee can be released, as set forth in their January 9, 2026, letter attached hereto and incorporated by reference herein; and

WHEREAS, W Maryland , LLC shall post a Maintenance Guarantee valid for two (2) years for 15% of the Performance Guarantee (\$9,651.69) prior to the release of the Performance Guarantee; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point that based on the City Engineer's letter dated January 9, 2026, attached hereto and incorporated by reference herein, it hereby releases the Off-site Performance Guarantee subject to the posting of a Maintenance Guarantee

No. 62 of 2026

Subject: Supporting an Amendment to the Atlantic County Solid Waste Management Plan Endorsing the Expansion of the ACUA Landfill at the Howard "Fritz" Haneman Environmental Park

Introduced By: Council President Gerety

WHEREAS, the Atlantic County Utilities Authority ("ACUA") provides solid waste disposal services for Atlantic County municipalities, ensuring reliable, transparent, and environmentally responsible management of the region's solid waste;

WHEREAS, waste generated within Atlantic County is currently disposed of at the landfill located at Howard "Fritz" Haneman Environmental Park, located at 6700 Delilah Road, Egg Harbor Township, New Jersey;

WHEREAS, the existing landfill currently is projected to reach disposal capacity by 2029;

WHEREAS, the ACUA has proposed an expansion of the existing landfill that includes a horizontal expansion of approximately 5.74 acres and a vertical expansion of approximately 40 feet, which together will provide an estimated eleven (11) additional years of disposal capacity, extending the landfill's useful life to approximately 2040;

WHEREAS, the continued operation of the ACUA landfill is essential for maintaining stable and predictable disposal rates for municipalities, helping local governments budget effectively and protect taxpayers from unexpected cost increases;

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WHEREAS, ACUA's publicly governed structure ensures full transparency, public accountability, and open decision-making regarding waste management operations, capital planning, and environmental compliance;

WHEREAS, ACUA operates under stringent environmental regulations and employs best-practice landfill engineering, environmental monitoring, and sustainability initiatives, making the expansion the most environmentally responsible option for the long-term management of Atlantic County's solid waste;

WHEREAS, relying on ACUA for solid waste disposal avoids the uncertainties, environmental impacts, and significantly higher long-term costs associated with transporting waste to out-of-county or out-of-state facilities;

WHEREAS, the proposed landfill expansion will ensure that Atlantic County municipalities continue to benefit from the most economical, reliable, and environmentally beneficial solid waste disposal option available;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point hereby supports the proposed amendment to the Atlantic County Solid Waste Management Plan and endorses the expansion of the ACUA landfill at the Howard "Fritz" Haneman Environmental Park as it is in the best financial and environmental interests of the City of Somers Point and its residents.

No. 63 of 2026

Subject: City of Somers Point, State of New Jersey, Department of Environmental Protection Green Acres Program Enabling Resolution for Somers Point Bike Path Improvements

Introduced By: Council President Gerety

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the City of Somers Point desires to further the public interest by obtaining a Green Acres loan of \$256,500 and a Green Acres grant of \$85,500 from the State to fund the following project:

**#0121-25-008
Somers Point Bike Path Improvements**

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Somers Point that:

1. The Mayor of the above-named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as Bike Path Improvements, and;
2. The applicant has its matching share of the project, if a match is required, in the amount of \$0.
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project, and;

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4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
6. This resolution shall take effect immediately.

Old Business:

Council President Gerety proposed the Beach Concerts to be administered using a different process that would require them to go through the Recreation Board.

Council President Gerety discussed an ordinance to be proposed regarding the Economic Development Advisory Commission and requested Solicitor Smith to send the ordinance to Council and the EDAC Chairman to review before introduction.

New Business:

- City Council approved a Social Affair Permit Application for Roberts Johnson Post 2189 VFW for an Event on March 7, 2026, from 11 A.M.-6 P.M.
- City Council approved a Social Affair Permit Application for Christ Episcopal Church for an Event on May 1, 2026, from 5:30 P.M.-9:30 P.M.

Council President Gerety mentioned Mayor Tapp’s suggestion to hire a traffic expert to look at the City and the traffic flow and parking. He requested Engineer Schneider find a few potential experts who could perform the study and bring them to Council.

Council Member Johnston and Council Member Dill suggested the study be done when there is not as much construction, and during the busier summer months.

Discussion of Bills:

Administrator Frost reported a Bill List dated 1/20/2026 in the amount of \$3,422,637.94, and a Manual Bill List dated 1/22/2026 in the amount of \$249,925.37.

Public Portion:

Council President Gerety duly opened the meeting to the public.

Patricia Pierson of Somers Point commended the curb work in the City and encouraged Council to make decisions that will make the Beach Concerts easier. She questioned the management of the

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City's Facebook page. Pierson also inquired about when the budget for this year will be discussed and suggested that our court be sent to Mays Landing.

Ed Dickson of Ocean City thanked Council for their honoring of veterans and requested they dedicate the month of August to veterans.

Council Members McGuigan and Slaughter offered to draft up a resolution for Ed Dickson's request.

Pat Scamofa of Somers Point thanked Council and congratulated Council Member Slaughter on her new position. She also addressed a rumor regarding Council Member Slaughter changing political parties.

Council Member Slaughter confirmed that she did not switch political parties and remains a Democrat.

Chuck Wescott of Somers Point congratulated Council Member Slaughter on her election to Council and those who were re-elected. He also commented on the Economic Development Advisory Commission as the Chairman and urged Council to act on the commission's suggestions.

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

Payment of Bills:

M/S: Johnston/Shields

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:

Council Member Johnston encouraged the public to directly ask Council about any rumors they see or hear.

Adjournment:

There being no further business to come before City Council, Council Member Dill moved, Council Member Slaughter seconded and carried to adjourn the meeting at 8:14 p.m.

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Respectfully submitted,

Shelby Heath, RMC
Municipal Clerk
Approved: 2/12/2026