

**REGULAR MEETING  
MAYOR AND CITY COUNCIL  
March 26, 2026**

**Meeting called to order at 7:04 p.m. by President Gerety with a salute to the flag. Roll call was recorded as follows:**

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

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

**Absent:** Council Member DePamphilis

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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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**Communications:**

None

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**Mayor’s Report:**

Mayor Tapp reminded the community of the upcoming events being held in the month of April such as the annual Easter egg hunt, the City Wide Clean Up, and the City-Wide Yard Sale. The Police Athletic-Activities League will host their fourth annual fundraiser, and the Garden Club will be hosting a bus trip to Grounds for Sculptures.

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**Administrator’s Report:**

Administrator Frost informed the public of the new state requirements pertaining to Legal Notices. Legal Notices will no longer need to be published in the local newspaper and will be made available to the public on the City’s Website starting March 1, 2026.

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**Solicitor’s Report:**

None

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**Engineer’s Report:**

Engineer Schneider updated City Council on the 2025 Road Program Project and stated that the New Jersey Professional Engineers Council Rules are expected to change but because of pending litigation the

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review and recommendations from the Planning Board were put on hold. A Public Meeting will be held on April 6<sup>th</sup> for a required Public Hearing pertaining to the Federal Emergency Management Agency Grant to discuss possible flood mitigation strategies for the entire Bay Avenue. Engineer Schneider then discussed that the city went out to bid for the Bay Avenue Paving Project which the city could receive up to a \$900,000.00 grant for this specific project. The State of New Jersey was delayed in reviewing and approving the plans for this grant which now will require the city to hold a Special Meeting. City Council has agreed to hold the Special Meeting on April 7<sup>th</sup> at 3:30 P.M. Engineer Schneider also received a proposal back from Dynamic Traffic to study traffic congestion in a distinct area, he will give this to Council President Gerety for distribution.

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**Committee Reports:**

Council Member Johnston shared that the Library Committee met with the Arts Comision about upcoming programs in the works and plans to coordinate with the Arts Commission, Recreation Board, and School Board. Council Member Johnston also communicated that the Economic Development Advisory Commission recently had a productive meeting and recommended that Ordinance No. 9 be tabled at tonight's meeting so they can have more time to research and regroup.

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**Approval of Minutes:**

On the motion of Council Member Shields, seconded of Council Member Johnston, and carried to approve the Executive Session Meeting minutes of 3/12/2026, approved as to content only.

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**Introduction to Municipal Budget 2026**

**Resolution No. 119 of 2026**

M/S- Dill/Shields

This resolution was adopted by a roll call vote of those present with Council Member Slaughter and Johnston abstaining.

Auditor Leon Costello gave a brief overview of the proposed budget. He noted an approximate 3.6 cent tax increase. The public hearing and final adoption will be held on April 23, 2026.

Council Member McGuigan expressed how easy Auditor Lean Costello makes the Budget Process and thanked Deputy Clerk Giampapa for being officiant and punctual getting all meeting documents to the Council Members.

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**Ordinances:**

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**Ordinance No. 8 of 2026**

*(Second Reading/Public Hearing/Adoption)*

**M/S-** Dill/Johnston

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

Council President Gerety duly opened the meeting to the public.

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

**No. 8 of 2026**

**CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the City Council of the City of Somers Point in the County of Atlantic finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the City Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$234,607.32 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the City Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Somers Point, in the County of Atlantic, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the City of Somers Point shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$547,417.08, and that the CY 2026 municipal budget for the City of Somers Point be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

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**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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**Ordinance No. 9 of 2026**

*(Second Reading/Public Hearing/Adoption)*

**M/S-**

On the motion of Council Member Johnston, seconded by Council Member Slaughter, this Ordinance was tabled by a roll call vote as follows:

Dill – Yes  
Gerety- No  
Johnston- Yes  
McGuigan- No  
Shields-Yes  
Slaughter- Yes

**No. 9 of 2026**

**TABLED**

**An Ordinance Modifying Section 228-10 “Use of Proceeds” of the Municipal Code**

**WHEREAS**, the City Council of the City of Somers Point recognizes the importance of fostering responsible development, redevelopment, and business growth within the community; and

**WHEREAS**, the City Council further acknowledges the value of coordinated efforts to promote the City and its community events in order to support local commerce, tourism, and civic pride; and

**WHEREAS**, the City Council finds it necessary and appropriate to clarify the budgetary control and oversight of hotel and motel occupancy tax revenues to ensure fiscal responsibility and accountability.

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

**SECTION 1 Amendment to Section 228-10, “Use of Proceeds,” in Article II of Chapter 228 (Taxation)1.**

Section 228-10, “Use of Proceeds,” of Article II of Chapter 228 of the Municipal Code of the City of Somers Point is hereby amended to read as follows:

From and after the effective date of this Article, all hotel and motel occupancy tax revenues collected by the

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City of Somers Point shall be deposited into the City's general revenues and included within the City's annual municipal budget in accordance with applicable law.

An amount not to exceed thirty-three and one-third percent (33 1/3%) of the total hotel and motel occupancy tax revenues received by the City during the preceding calendar year may, at the sole discretion of the governing body, be appropriated in the subsequent annual municipal budget as a separate line-item for the Somers Point Economic Development Advisory Committee.

No funds shall be expended by the Somers Point Economic Development Advisory Committee except pursuant to a specific appropriation in the adopted municipal budget and prior authorization by resolution of the governing body.

The Economic Development Advisory Committee shall have no independent authority to obligate, encumber, or expend municipal funds.

**SECTION 2. Severability.**

If any section, paragraph, clause, or provision of this Ordinance shall be adjudged invalid or unenforceable by

a court of competent jurisdiction, such decision shall not affect or invalidate the remaining provisions of this Ordinance.

**SECTION 3. Effective Date.**

This Ordinance shall take effect immediately upon final passage and publication according to law.

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**Ordinance No. 10 of 2026**

*(Second Reading/Public Hearing/Adoption)*

**M/S-** Dill/Johnston

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

Council President Gerety duly opened the meeting to the public.

Patricia Pierson of Somers Point expressed her concerns on Ordinance No.10 of 2026.

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

**No. 10 of 2026**

**Amending Ordinance 16 of 2021, An Ordinance Enacted Under Authority of N.J.S.A. 39: 4-197 and N.J.S.A. 39: 4-197.7, Granting the Authority to Establish a Restricted Parking Zone in Front of a Residence; Amending and Supplementing Section 250-50 of the Somers Point City Code; Repealing All**

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**Ordinances Heretofore Adopted, the Provisions of Which are Inconsistent Herewith**

**Whereas** Ordinance No. 16 of 2021 was enacted by the Somers Point City Council on December 16, 2021; and

**Whereas** Ordinance No.16 of 2021 amended the Somers Point Municipal Code Chapter 250 Vehicles and Traffic, Article V to designate an area on the west side of Bay Avenue directly in front of 827 Bay Avenue as a Permit Only Parking space; and

**Whereas** a sign indicating “Parking by Permit Only” was properly installed; and

**Whereas** the Ordinance requires the holder of the parking permit to notify the City Clerk if such person changes his or her residence; and

**Whereas** the person to whom the parking permit was issued had informed the City Clerk that the ownership of 824 Bay Avenue has been transferred to a third party; and

**Whereas** pursuant to the Somers Point Municipal Code Section 250-56 J residential parking permits are not transferable; and

**Whereas** in compliance with the Somers point Municipal Code Section 250-56 C. (1), (2), and (3) the applicant has submitted a completed application to City Clerk to have a residential parking permit issued in his / her name to allow Permit Parking to continue at that location; and

**Whereas** the request has been reviewed by the Chief of Police and has been determined to be complete and accurate and satisfies the criteria for issuance of a Residential Parking Permit in compliance with the Somers point Municipal Code Section 250-56 M.

**Now, therefore, it is hereby Ordained that;**

Section 1. The City Clerk is authorized to issue a Parking Permit to the applicant upon payment of the initial fee together with the vehicle registration number.

Section 2. There is added to the Somers point Municipal Code Chapter 250 Article V the following subsection

Section 250-56 Issuance of residential parking permits.

R. Issuance of a new permit to the purchaser of a property for which a residential parking permit has been issued may be approved by a Council resolution, upon receipt of a completed application and approval from the Chief of Police.

Section 3. All other provisions of Ordinance No. 16 of 2021 amending Somers Point Municipal Code Chapter 250 Vehicles and Traffic, Article V not inconsistent herewith shall remain in full force and effect.

Section 4. 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 5. This Ordinance shall take effect after final adoption and publication according to law.

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**Resolutions:**

**Public Portion Resolutions:**

Council President Gerety duly opened the meeting to the public.

Patricia Pierson of Somers Point requested clarification on Resolutions 120, 123, and 124 of 2026.

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

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**Resolution No. 120 of 2026**

**M/S- Dill/McGuigan**

Council President Pro Tempore Johnston presided over this portion of the meeting.

This resolution was adopted by a vote of those present with Council Member Slaughter opposing and Council President Gerety abstaining.

**No. 120 of 2026**

**Subject:                    A Resolution Authorizing the Execution and Delivery of a First Amendment to the 90 Broadway Redevelopment Between the City of Somers Point and Somers Point Acquisitions, LLC for the Proposed Development of Block 2018, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.08, 2.02, 1.06 And 1.07 and Block 213, Lot 8**

**Introduced By:        Council Members McGuigan, Dill and DePamphilis**

**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 April 10, 2025, captioned “90 Broadway Redevelopment Plan” was prepared by Colliers Engineering & Design (the “Draft Redevelopment Plan”); and

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**WHEREAS** the Draft Redevelopment Plan was reviewed by the Somers Point Planning Board which determined that the Draft Redevelopment Plan was consistent with the overall intent of the Somers Point Master Plan; and

**WHEREAS** by Ordinance No. 11 of 2025 the City Council approved and adopted the 90 Broadway Redevelopment Plan dated May 8, 2025 (the “2025 90 Broadway Redevelopment Plan”) for Block 2018, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.08, 2.02, 1.06 (the 90 Broadway Property” or “Property”), and by Resolution No. 185 of 2025 authorized the execution and delivery of a 90 Broadway Redevelopment Agreement and designated Somers Point Acquisition, LLC as the Designated Redeveloper (the “Redeveloper”) for the Redevelopment Property (the “2025 Redevelopment Agreement”); and

**WHEREAS**, pursuant to the 2025 90 Broadway Redevelopment Plan and Redevelopment Agreement the Redeveloper is permitted to construct twenty-five (25) residential dwelling units, with 20% (5 in number) of the total constructed units being deed restricted as very low-, low-, and moderate-multi-family dwelling units (the "Affordable Units") and the remainder being market-rate single-family attached and/or detached dwelling units on the Property as more specifically defined in the Redevelopment Agreement); and

**WHEREAS** the Redeveloper submitted an application for preliminary and final site plan approval to the Somers Point Planning Board which was approved in a Decision and Resolution PB.11-2025 in the matter of the “Application of Somers Point Acquisition, LLC, adopted on November 19, 2025 (the “2025 Planning Board Resolution”); and

**WHEREAS** subsequent to the execution of the 2025 Redevelopment Agreement and the adoption of the 2025 Planning Board Resolution the Redeveloper has advised the City that it has procured an additional property designated on the Somers Point Tax Map as Block 213, Lot 8, commonly known as 104 Cleveland Avenue (the “Off-Site Property”) upon which the Redeveloper has requested the Somers Point City Council (the “City Council”) to consider approving the Off-Site Property as an alternate location for siting the Affordable Units on the Off-Site Property through the development of a six (6) bedroom community residence for individuals with developmental disabilities; and

**WHEREAS** in compliance with the requirements of the 2025 Somers Point Planning Board

Resolution 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 information to confirm creditable off-site units are being supplied and the transfer of the units may be approved via an Amended Redevelopment Agreement and Amended Redevelopment Plan;” (the “2026 Rehabilitation Area”); and

**WHEREAS** by Resolution No.55 - 2026 the City Council authorized Colliers Engineering Inc. (Colliers”) and other City professionals to review the documentation provided by the Redeveloper and to prepare a draft Amended 90 Broadway Redevelopment Plan (the “Amended 90 Broadway Redevelopment Plan”); and

**WHEREAS** a Draft Amended 90 Broadway Redevelopment Plan was prepared by Colliers which included Block 2018, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.08, 2.02, 1.06 and Block 213, Lot 8 (the “2026 Redevelopment Area”) which was reviewed by the City Council; and

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**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 February 12, 2026, the City Council adopted Resolution No 77-2026 directing the Somers Point Planning Board (“Planning Board”) to review the Draft Amended 90 Broadway Redevelopment plan for the Subject Properties, 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 March 10, 2026; and

**WHEREAS** the Planning Board recommended adoption of the Draft Amended 90 Broadway 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 Amended 90 Broadway Redevelopment Plan to effectuate rehabilitation of the 2026 Rehabilitation Area; and

**WHEREAS** Ordinance No 6 of 2026 was introduced at a regularly scheduled meeting of City Council on February 26, 2026, adopting an amended redevelopment plan for the 2026 Redevelopment Area entitled the “Amended 90 Broadway Redevelopment Plan,” prepared by Colliers Engineering & Design and dated February 10, 2026 (the “Amended Redevelopment Plan”), a copy of which was placed on file in the office of the Clerk for review by the public during normal business hours, with a second reading and public comment received at a regularly scheduled meeting of City Council on March 12, 2026 and became effective upon publication as required by law; and

**WHEREAS** the Amended 90 Broadway Redevelopment Plan having been adopted on March 12, 2026, by the Governing Body; and

**WHEREAS**, in order to effectuate the Amended Redevelopment Plan, the Project, and the redevelopment of the Project Area, the City has determined to enter into a First Amendment to the 90 Broadway Redevelopment Agreement with the Redeveloper which specifies and reaffirms the respective rights and responsibilities of the City and the Redeveloper with respect to the 2026 Redevelopment Project.

**NOW, THEREFORE**, it is hereby **RESOLVED** by the City Council of the CITY OF SOMERS POINT as follows:

1. The recitals are hereby incorporated as if fully set forth herein.
2. Subject to satisfaction of the condition precedent set forth herein, the City hereby reaffirms Somers Point Acquisitions LLC as the redeveloper (as that term is defined in the Redevelopment Law) for the 2026 Redevelopment Project.
3. The City hereby approves and consents to the execution of the First Amendment to the 90 Broadway Redevelopment Agreement, substantially in the form annexed to this Resolution as

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Exhibit B, subject to minor revisions as deemed necessary or desirable by the City’s Solicitor and / or Special COAH Counsel.

4. 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 and the terms of the Redevelopment Agreement, and the Mayor shall be authorized and directed to execute the Redevelopment Agreement.

5. The Mayor is hereby authorized and directed to determine all matters and terms in connection with the Redevelopment Agreement, all in consultation with the counsel to the City, and the manual or facsimile signature of the Mayor upon any documents shall be conclusive as to all such determinations. The Mayor, the City Clerk and any other City official, officer or professional, including but not limited to, City Solicitor, and Special COAH Counsel, are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, City Solicitor, Special COAH Counsel, City Engineer, City Administrator, and City Planner, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

6. This Resolution shall be effective immediately.

**EXHIBIT A  
FIRST AMENDMENT TO THE 90 BROADWAY REDEVELOPMENT AGREEMENT**

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**Resolution No. 121 of 2026**

**M/S- Dill/Johnston**

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

**No. 121 of 2026**

**Subject:                    Authorizing Executive Session Advice of Counsel Regarding a Potential Modification to the Redevelopment Agreement for the Project at Bay and Maryland Avenues**

**Introduced By:        Council President Gerety**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Somers Point City Council to be held in public, and N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session,” i.e. without the public being permitted to attend; and

**WHEREAS**, the Somers Point City Council has determined that there is one (1) topic which requires the advice and counsel of the City Solicitor and is a matter permitted by N.J.S.A. 10:4-12(b) as an exception to open public meeting requirements; and is necessary to be discussed

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without the public in attendance during an Executive Session to be held on March 26, 2026 during a public meeting to be held commencing at 7:00 P.M; and

**WHEREAS** there are nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b). Listed below, is the exception relied upon; and after the exception is a space within which the number of issues to be privately discussed that fall within that exception shall be written and within which additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**1** **“(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise his ethical duties as a lawyer.”**

The nature of the matters to be discussed, described as fully as possible without undermining the need for confidentiality:

**Discussion of and Advice of Counsel and attorney-client privileged communications regarding the status of a potential modification to the redevelopment plan and agreement for Block 1007, Lots 1, 2 and 3; Block 1008, Lot 3; and Block 1211, Lot 2 (portion) in the AH-1 and AH-2 Zones (Bay, Maryland and Pleasant Avenues).**

**WHEREAS** the length of the Executive Session is estimated to be approximately 30 minutes after which the public meeting of the City Council shall reconvene;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Somers Point will go into Executive Session for **only** the above stated reason;

**BE IT FURTHER RESOLVED** that the City Council directs the City Clerk to make ten (10) photocopies of this resolution.

**BE IT FURTHER RESOLVED** that the blank spaces within this form of resolution are to be filled out in conformity with a Consent Judgment and Memorandum of Understanding dated June 8, 2009, that arose that the City Council hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public’s interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

<b>Subject of Discussion</b>	<b>Estimated Date</b>	<b>Necessary Occurrence</b>
See Exception 7	Unknown at this time	Discussion by City Council relative to the potential of entering into a redevelopment plan and agreement for properties in the AH-1 and AH-2 Zones.

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**Resolution No. 122 of 2026**

M/S- Dill/Shields

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

**No. 122 of 2026  
AUTHORIZING EXECUTIVE SESSION**

**Subject:                   ADVICE OF COUNSEL REGARDING THE ATTORNEY-CLIENT  
PRIVILEGED DISCUSSION**

**Introduced By:       Council President Gerety**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Somers Point City Council to be held in public, and N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session,” i.e. without the public being permitted to attend, and

**WHEREAS**, the Somers Point City Council has determined that there is one (1) topic which requires the advice and counsel of the City Solicitor and is a matter permitted by N.J.S.A. 10:4-12(b) as an exception to open public meeting requirements; and is necessary to be discussed without the public in attendance during an Executive Session to be held on March 26, 2026, during a public meeting to be held commencing at 7:00 P.M, and

**WHEREAS** there are nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b). Listed below, is the exception relied upon; and after the exception is a space within which the number of issues to be privately discussed that fall within that exception shall be written and within which additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**1** “(7) **Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise his ethical duties as a lawyer.**”

The nature of the matters to be discussed, described as fully as possible without undermining the need for confidentiality:

**Advice of Counsel and attorney-client communication regarding the City Council’s involvement in certain operations of the City of Somers Point.**

**WHEREAS** the length of the Executive Session is estimated to be approximately 15 minutes after which the public meeting of the City Council shall reconvene;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Somers Point will go into Executive Session for **only** the above stated reason;

**BE IT FURTHER RESOLVED** that the City Council directs the City Clerk to make ten (10) photocopies of this resolution.

**BE IT FURTHER RESOLVED** that the blank spaces within this form of resolution are to be filled out in conformity with a Consent Judgment and Memorandum of Understanding dated June 8, 2009, that arose that the City Council hereby declares that its discussion of the

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aforementioned subject(s) will be made public at a time when the public’s interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

<b>Subject of Discussion</b>	<b>Estimated Date</b>	<b>Necessary Occurrence</b>
See Exception 7	Unknown at this time	Discussion regarding City Council’s involvement in certain operations of the City of Somers Point.

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**Resolution No. 123 of 2026**

M/S- Dill/Johnston

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

**No. 123 of 2026  
AUTHORIZING EXECUTIVE SESSION**

**Subject: Advice of Counsel and Attorney-Client Privileged Communication Regarding the Issues Arising from the Settlement Between the Plantation Bay, LLC, and the City of Somers Point**

**Introduced By: Council President Gerety**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Somers Point City Council to be held in public, and N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session,” i.e. without the public being permitted to attend; and

**WHEREAS**, the Somers Point City Council has determined that there is one (1) topic which requires the advice and counsel of the City Solicitor and is a matter permitted by N.J.S.A. 10:4-12(b) as an exception to open public meeting requirements; and is necessary to be discussed without the public in attendance during an Executive Session to be held on March 26, 2026, during a public meeting to be held commencing at 7:00 P.M; and

**WHEREAS** there are nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b). Listed below, is the exception relied upon; and after the exception is a space within which the number of issues to be privately discussed that fall within that exception shall be written and

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within which additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**1** “(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise his ethical duties as a lawyer.”

The nature of the matters to be discussed, described as fully as possible without undermining the need for confidentiality:

**Advice of Counsel and attorney-client privileged communication regarding the issues arising from the settlement between the Plantation Bay, LLC, and the City of Somers Point in the Mt. Laurel Litigation commenced in the Superior Court of New Jersey by Plantation Bay, LLC (Docket No. ATL-L-7302-06).**

**WHEREAS** the length of the Executive Session is estimated to be approximately 15 minutes after which the public meeting of the City Council shall reconvene;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Somers Point will go into Executive Session for **only** the above stated reason;

**BE IT FURTHER RESOLVED** that the City Council directs the City Clerk to make ten (10) photocopies of this resolution.

**BE IT FURTHER RESOLVED** that the blank spaces within this form of resolution are to be filled out in conformity with a Consent Judgment and Memorandum of Understanding dated June 8, 2009, that arose that the City Council hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public’s interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

<b>Subject of Discussion</b>	<b>Estimated Date</b>	<b>Necessary Occurrence</b>
See Exception 7	Unknown at this time	Discussion by City Council relative to handling issues arising from the settlement agreement in the matter of “Plantation Bay, LLC. v. City of Somers Point” (Docket No. Atl-L-7302-06).

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Council President Gerety pulled Resolution No. 124 of 2026 from the agenda.

**No. 124 of 2026  
AUTHORIZING EXECUTIVE SESSION  
PULLED**

**Subject: Advice of Counsel Regarding Contractual Obligations by Bayview Court Urban Renewal, LLC with the City Of Somers Point**

**Introduced By: Council President Gerety**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Somers Point City Council to be held in public, and N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session,” i.e. without the public being permitted to attend, and

**WHEREAS**, the Somers Point City Council has determined that there is one (1) topic which requires the advice and counsel of the City Solicitor and is a matter permitted by N.J.S.A. 10:4-12(b) as an exception to open public meeting requirements; and is necessary to be discussed without the public in attendance during an Executive Session to be held on March 26, 2026, during a public meeting to be held commencing at 7:00 PM, and

**WHEREAS** there are nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b). Listed below, is the exception relied upon; and after the exception is a space within which the number of issues to be privately discussed that fall within that exception shall be written and within which additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**1** “(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise his ethical duties as a lawyer.”

The nature of the matters to be discussed, described as fully as possible without undermining the need for confidentiality:

**Advice of Counsel and attorney-client privileged communication regarding Bayview Court Urban Renewal, LLC’S City’s contractual obligations with the City of Somers Point.**

**WHEREAS** the length of the Executive Session is estimated to be approximately 25 minutes after which the public meeting of the City Council shall reconvene;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Somers Point will go into Executive Session for **only** the above stated reason;

**BE IT FURTHER RESOLVED** that the City Council directs the City Clerk to make ten (10) photocopies of this resolution.

**BE IT FURTHER RESOLVED** that the blank spaces within this form of resolution are to be filled out in conformity with a Consent Judgment and Memorandum of Understanding dated June 8, 2009, that arose that the City Council hereby declares that its discussion of the

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aforementioned subject(s) will be made public at a time when the public’s interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

<b>Subject of Discussion</b>	<b>Estimated Date</b>	<b>Necessary Occurrence</b>
See Exception 7	Unknown at this time	Discussion by City Council relative to contractual obligations of Bayview Court Urban Renewal, LLC

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**Consent Agenda Resolutions:**

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

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**No. 125 of 2026**

**Subject: Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Bay Avenue Local Infrastructure Projects Fund 2026 Project**

**Introduced By: Council President Gerety**

**NOW, THEREFORE, BE IT RESOLVED** that Council of Somers Point formally approves the grant application for the above stated project.; and

**BE IT FUTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as LAIF-Somers Point City-00103 to the New Jersey Department of Transportation on behalf of the City of Somers Point.

**BE IT FUTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the City of Somers Point and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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**No. 126 of 2026**

**REGULAR MEETING  
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**Subject: Amending Resolution 10 of 2026, Recreation Commission Appointments**

**Introduced By: Council President Gerety**

**WHEREAS**, Ordinance No. 1 of 1975 authorized the establishment of a Board of Recreation; and

**WHEREAS**, the Mayor of the City of Somers Point may appoint not less than three (3) nor more than seven (7) members as Commissioners to said Board of Recreation; and

**WHEREAS**, Mayor Dennis Tapp wishes to appoint Michael Giannone, to the Alternate #1 position, to a five-year term, expiring on December 31, 2030, and

**NOW, THEREFORE, BE IT RESOLVED** that the above appointment is hereby confirmed by the City Council.

**THE RECREATION COMMISSION**, as of this date, consists of the following members with their expiration dates noted:

<b>MEMBER</b>	<b>EXPIRATION OF TERM</b>
Donna Shields	December 31, 2026
Larry Randour	December 31, 2030
Brandon Adams	December 31, 2026
Michael Stanton	December 31, 2029
Chris Marshall	December 31, 2027
Matt Endicott	December 31, 2028
Michael Stewart	December 31, 2028
Michael Giannone (Alternate #1)	December 31, 2030

\*\*\*\*\*

**Old Business:**

Council President Gerety discussed making changes to the Municipal Budget, Council Member Dill and Johnston expressed their opinion.

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**New Business:**

On the motion of Council Member Shields, seconded by Council Member Johnston and carried to approve a Social Affair Permit application for the American Legion Clark Eliason Post 352 for an event on 5/25/2026 from 11A.M.-3P.M. and an Extension of Premises Application for the Anchorage on 4/25/2026 from 11A.M. to 5P.M.

\*\*\*\*\*

**Discussion of Bills:**

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Administrator Frost reported a Bill List dated 3/24/2026 in the amount of \$365,655.96.

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**Public Portion:**

Council President Gerety duly opened the meeting to the public.

A member of the public suggested making the Legal Ads on the City's Website more visible and accessible to the public.

Gregory Germeil of Somers Point expressed his opinion on tax exemptions.

Joe of Somers Point shared that many of the streetlights are out around Bay Ave, he also believes many of them need to be replaced.

Patricia Pierson of Somers Point explained how you can report streetlight outages, she also expressed her opinions and thoughts on the Municipal Budget.

Levi Fox of Somers Point voiced his belief in having all council meetings available on zoom.

Robert Dawson indicated his concern for the proposed tax increase.

A local resident wanted clarification on why the 90 Broadway Redevelopment seemed rushed.

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

\*\*\*\*\*

**Payment of Bills:**

**M/S:** Dill/Johnston

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:**

None

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**Recess:**

The Governing Body recessed briefly before going into Executive Session at 8:17 p.m.

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**Reconvene:**

Council President Gerety reconvened the Governing Body to Open Session at 8:49 p.m.

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**Adjournment:**

There being no further business to come before City Council, Council Member Johnston moved, Council Member Shields seconded and carried to adjourn the meeting at 8:49 p.m.

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Respectfully submitted,

Shelby Heath, RMC  
Municipal Clerk  
Approved: 4/9/2026