CITY OF SOMERS POINT PLANNING BOARD

ATLANTIC COUNTY, NEW JERSEY

RESOLUTION NO. 7

WHEREAS, the City of Somers Point Planning Board conducted a regular meeting on August 19, 2026; and

WHEREAS, at that meeting, the City of Somers Point Planning Board (hereinafter "Board") considered the application of the City of Somers Point, a municipal subdivision of the State of New Jersey, with an address of 1 West New Jersey Avenue, Somers Point, New Jersey 08244 (hereinafter "Applicant"), owners of the property located at Block 525, Lot 2.01, on the Official Tax Map of the City of Somers Point (hereinafter "Subject Property"), seeking a minor subdivision of the Subject Property pursuant to N.J.S.A. 40:55D-47 and pursuant to the requirements of Chapter 114-161(A) of the City of Somers Point Municipal Code; and

WHEREAS, this Applicant complied with all the Board's procedural requirements to prosecute this application; and

WHEREAS, the Board heard this application as presented and considered all evidence, including a review memorandum prepared by Jennifer L. Heller, PP, AICP, dated August 12, 2026 (three (3) pages in length), as well as testimony presented to allow the Board to enter into the following findings of fact and conclusions of law:

2. The application was submitted timely and met the procedural requirements of the Board to allow the application to proceed to a public hearing on August 19, 2026.
3. Thomas Smith, Esq., the municipal solicitor of the City of Somers Point, represented the Applicant and presented an overview of the subject application and the relief being sought through the application to the Board. Mr. Smith then advised the Board

that he would be calling one (1) witness to provide testimony on behalf of the Applicant, namely Mr. Gregory Schneider, P.E., P.L.S., a professional engineer and professional land surveyor with the firm of Kates Schneider Engineering, LLC, who prepared the plan of minor subdivision that was submitted with the application. Mr. Schneider's credentials as a professional engineer and professional land surveyor were accepted by the Board and he was then sworn in by the Board Solicitor prior to providing any testimony related to the application.

4. Mr. Schneider testified that the Applicant's intention is to subdivide the Subject Property, which consists of 7.35 acres of land, into two (2) newly-created lots – one (1) of which would be identified as Lot 2.03 which would be approximately 3.54 acres in size and the second of which would be identified as Lot 2.01 which would be approximately 3.81 acres in size.
5. The purpose of the proposed Lot 2.03 would be for continued use by the City of Somers Point Public Works Department and the Atlantic County Utility Authority ("ACUA") and the purpose of the proposed Lot 2.01 would be for dedicated recreational purposes.
6. Mr. Schneider further testified that proposed Lot 2.01 would be subjected to the State of New Jersey Department of Environmental Protection's Reserved Open Space Inventory ("ROSI") list, which would allow the Applicant to apply for and obtain Green Acres grant monies for the purposes of enhancing the recreational offerings to be contained within the newly created Lot 2.01. Mr. Schneider testified that obtaining such grant monies would not be possible without the subdivision being approved by the Board.
7. After testifying as to the purposes of the minor subdivision, Mr. Schneider testified that the proposed subdivision was consistent with the City of Somers Point Master Plan as approval of the application would result in an expansion of recreational usage and the preservation of green space within the City of Somers Point. Additionally,

Mr. Schneider advised that the Subject Property was identified in the 2025 City of Somers Point Master Plan as being specifically situated and suited for the type of recreational use that was being proposed through this application.

8. In addition to testifying as to consistency with the City of Somers Point Master Plan, Mr. Schneider also testified as to certain purposes of zoning, pursuant to N.J.S.A. 40:55D-2, that he believed would be promoted if this application for minor subdivision was approved by the Board. Specifically, Mr. Schneider testified that the proposed project preserved light, air, and open space (purpose c. of the statute); that it promoted the general welfare of the residents and visitors of the City of Somers Point (purpose a. of the statute); and that the proposed use of the land preserved natural resources (purpose j. of the statute).
9. After testifying to the positive criteria that Mr. Schneider believed were promoted through approval of this application for minor subdivision approval, he testified that he did not believe approval of the proposed minor subdivision would result in any detriment, whether minimal or substantial, to the public good or to the zone plan and ordinance of the City of Somers Point.
10. Upon the conclusion of the Applicant's presentation, a Board Member inquired as to whether there would be sufficient space for a bicycle rack to be placed on the Property for use by residents and visitors who rode their bicycle to the Subject Property for recreational purposes. As a condition of approval of the application, the Applicant agreed to include a bicycle rack on site for such usage. This condition was agreed to be imposed by the Board as a condition of approval of the application.
11. The Meeting was then opened to the public for comment and no one from the public commented on the application.
12. The Board then briefly opened the Application up for deliberations amongst the members of the Board and no concerns were raised by any Board Members during deliberations, rather a majority of the Board Members indicated that they believed the

proposed project was a great use for the Subject Property and that the proposed usage of the Subject Property was consistent with the Master Plan of the City of Somers Point.

13. The Board found that the approval of the application, would be in the best interests of the City of Somers Point and that the proposed Application was consistent with the City of Somers Point Master Plan, that it would promote the purposes of zoning placed on the record by the Applicant's professionals, and that approval of the application would not impair the intent or purpose of the City of Somers Point's zone plan or zoning ordinance. The Board further found that approval of the application would not result in a substantial detriment to the public good or the surrounding community.

NOW THEREFORE, BE IT RESOLVED, by the City of Somers Point Planning Board, that the Board finds that the application of the City of Somers Point, with an address of 1 West New Jersey Avenue, Somers Point, New Jersey 08244, owner of the Subject Property, seeking approval of a plan of minor subdivision to subdivide the Subject Property into two (2) newly-created lots, pursuant to N.J.S.A. 40:55D-47 and Chapter 114-161 (A) of the City of Somers Point Municipal Code, is hereby unanimously approved.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed with the Office of the Clerk of the City of Somers Point.

MOTION TO APPROVE

MADE BY: Mr. Dill
SECONDED BY: Mr. Lombardi

ROLL CALL VOTE-Unanimously approved:
Slusher, Hornig, Cotton, Dill, Lombardi, Broomall, Mayor Tapp, Chairman Striefsky. All agreed it is consistent with the Master Plan.

DATED: 9/16/26

Paul Striefsky, *Board Chairman*

Jayne Meischker, *Board Secretary*