

**REGULAR MEETING
MAYOR AND CITY COUNCIL
September 24, 2020**

Meeting called to order via ZOOM at 7:00 p.m. by President McGuigan with a salute to the flag. Council President requested a moment of silence in honor of long-time resident and retired employee, Dick Gray.

Roll call was recorded as follows:

Present: Johnston, D'Adamo, Toto, Owen, Dill, Gerety, McGuigan

Also Present: Mayor Glasser, Administrator Swain, City Clerk Samuelson, Deputy City Clerk Heath, City Solicitor Thomas Smith, City Engineer Schneider

Open Public Meetings Act:

Pursuant to the Open Public Meetings Act, adequate notice of this meeting has been provided. Agenda for this meeting has been provided to two local newspapers and posted in the City Clerk's Office and on the City's website, somerspointgov.org. The meeting was held via ZOOM platform due to the pandemic of COVID-19. Council President McGuigan announced the instructions for joining the meeting electronically.

Communications:

None

Mayor's Report:

Mayor Glasser reported that he recently had the honor of swearing in four new Police Officers. Mayor Glasser stated that Councilman Dill, Councilwoman Johnston and Councilman Owen were in attendance. Mayor Glasser thanked City Council for their hard work and for bringing the Police Department back up to staff. He reported that these officers have started the Police Academy and will be graduating in March. Mayor Glasser also reported that the City along with the Vietnam Veterans Association hosted the POW/MIA Service at Patriots Park, and it was a moving service. The first person to be recognized at the service was Master Commandant Richard Somers. Mayor Glasser stated that many people have worked hard to bring Master Commandant Richard Somers and the crew of the Intrepid back from Libya. He noted this is a matter close to heart, and he would like to see them brought back to the United States. Lastly, Mayor Glasser reported that there is a boat stuck in the sandbar of Drag Island. Harbor Master Kedziora has been in contact with the State Police and the NJ Department of Environmental Protection to confirm that there is no contamination. Mayor Glasser stated that there is no leaking fluids or environmental impact at this time. Harbor Master Kedziora will have the boat removed.

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awareness about the dangers of, and the link between, opioid abuse and heroin addiction and to educate health care providers, community leaders, State lawmakers and members of the public about the opioid abuse epidemic and its effects throughout the State of New Jersey and across the country; and

WHEREAS, Join Together Atlantic County (JTAC) supports initiatives designed to raise awareness about opiate abuse in New Jersey and take steps to prevent addiction

THEREFORE, BE IT RESOLVED, that October 6, 2020 be recognized as Knock Out Opioid Abuse Day in the City of Somers Point, New Jersey.

Ordinances:

Ordinance No. 7

Second Reading/Public Hearing/Adoption

The public hearing was opened.

Joe McCarrie of Broadway questioned the subject of Ordinance 7 and Council President McGuigan informed him of the subject matter.

Hearing no further comments, public hearing was duly closed.

M/S- Dill/Gerety

The ordinance was adopted by unanimous vote of those present.

ORDINANCE NO. 7 of 2020

**An Ordinance Enacted Under Authority Granted by N.J.S.A. 39:4-197
Thereof; Amending and Supplementing the Somers Point Municipal
Code Chapter 250 Vehicles and Traffic, Article I Section 250-30.
Schedule VI: One Way Streets and Repealing All Ordinances Heretofore
Adopted, The Provisions of Which Are Inconsistent Herewith.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOMERS POINT, IN THE COUNTY OF ATLANTIC, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

WHEREAS, N.J.S.A. 39:4-197 authorizes a Municipality, by Ordinance, to designate one-way streets and to regulate the parking of vehicles on municipal streets and portions thereof; and

WHEREAS, a request was received by the City Council of the City of Somers Point to adopt an Ordinance for East Village Drive to be designated a one-way street between East Laurel Drive

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and Holly Hills Drive, limiting traffic to travel westbound only, and for the appropriate installation of “One Way” and “Do not Enter” signs on East Village Drive; and

WHEREAS, the request has been reviewed by City Engineer and by the Somers Point Police Department who have determined that the request is reasonable to regulate the flow of traffic in the interest of public safety; and

WHEREAS, it is necessary to amend and supplement Chapter 250 of the Code of the City of Somers Point in order to implement the recommended change in traffic regulations

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

SECTION 1:

Somers Point Municipal Code Chapter 250 Vehicles and Traffic, Article I Section 250-30. Schedule VI: One-Way Streets is hereby amended and supplemented to add the following:

Name of Street	Direction of Travel	Limits	Parking Permitted
East Village Drive	Westbound	From East Laurel Drive to Holly Hills Drive	Both Sides

SECTION 2:

“One Way” signage shall be installed and placed according to New Jersey Department of Transportation standards with as required by Regulation.

SECTION 3:

All other provisions of Chapter 250 shall remain in full force and effect and shall apply to this amendment upon the effective date of this Ordinance.

SECTION 4:

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

SECTION 5:

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

SECTION 6:

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

Resolutions:

Council President McGuigan read by title only the list of resolutions. Council President McGuigan reported that Resolution 162 of 2020 will be tabled at this at this meeting. He indicated that it will be brought back at the next meeting.

The meeting was duly opened to the public. Hearing nothing from the public, this portion was duly closed.

Resolution No. 157

M/S- Toto/Owen

Council President Pro Tempore Johnston called for a vote. The resolution was adopted by unanimous vote of those present with Council President McGuigan and Councilman Dill recusing.

No. 157 of 2020

**Subject: Memorandum of Agreement – Police Benevolent Association
Somers Point Police Superior Officers**

**Proposed By: Mayor John L. Glasser
Introduced By: Councilpersons Johnston and Toto**

WHEREAS, the City of Somers Point and the Mainland PBA, Local 77, Somers Point Police Superior Officers were parties to a Collective Bargaining Agreement (“Agreement”) which term was set from January 1, 2012 through December 31, 2016; and

WHEREAS, the City of Somers Point and the Mainland PBA, Local 77, Somers Point Police Superior Officers have continued to operate pursuant to that Agreement since its expiration on December 31, 2016 and have continued to negotiate for a successor agreement; and

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

WHEREAS, the term of the successor agreement shall be from January 1, 2017 through December 31, 2021; and

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WHEREAS, that Memorandum of 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. Mayor John L. Glasser, Jr. is hereby authorized to sign the attached Memorandum of Agreement on behalf of the City which will then be incorporated into the full, formal written agreement.
2. Once the formal written agreement is prepared in conformance with the Memorandum of Agreement Mayor John L. Glasser, Jr. is hereby authorized to sign the agreement between the City of Somers Point and the Mainland PBA, Local 77, Somers Point Police Superior Officers on behalf of the City and a copy thereof will be attached hereto.

Resolution No. 158 of 2020

M/S- Gerety/Dill

The resolution was adopted by unanimous vote of those present.

No. 158 of 2020

**Subject: Change Order 4 – Contract No. 33 – Somers Point Bike Path
Widening- Federal Project # TAP-D00S (221) Construction - NJDOT
Job # 5521309**

Introduced by: Councilmen Dill and D’Adamo

WHEREAS, during the construction process, they were delays in acquiring materials for the project; and

WHEREAS, due to the COVID-19 pandemic, the paving subcontractor is experiencing a shortage of laborers; and

WHEREAS, in accordance with Resolution 218 of 2019, Kane Communications, LLC of Trenton, New Jersey was awarded the contract for the Somers Point Bike Path Widening (Federal Project # TAP-D00S (221) Construction - NJDOT Job # 5521309) for the sum of \$1,427,684.45; and

WHEREAS, the Contractor has requested a forty-five (45) day extension to complete the project; and

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

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WHEREAS, in accordance with Resolution 77 of 2020, a Change Order No. 1 for \$14,850 was previously approved; and

WHEREAS, in accordance with Resolution 120 of 2020, a Change Order No. 2 for \$17,640.00 was previously approved; and

WHEREAS, in accordance with Resolution 1133 of 2020, a Change Order No. 3 for \$0.00 was previously approved; and

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

Contract Amount	\$1,427,684.45
Change Order 1 (Previously Approved)	\$14,850.00
Change Order 2 (Previously Approved)	\$17,640.00
Change Order 3 (Time Extension)	\$0.00
Change Order 4 (Time Extension)	\$0.00
Revised Contract Amount	\$1,460,174.45

Total Deduction: \$0 Total Additional: \$32,490.00 Net Change: 2.28%

WHEREAS, the NJDOT Local Aid Office must also concur with this Change Order No. 4;

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 Somers Point Bike Path Widening (Federal Project # TAP-D00S (221) Construction - NJDOT Job # 5521309) is hereby approved and that the Mayor is hereby authorized and directed to execute all documents in this regard on behalf of the City.

Resolution No. 159 of 2020

M/S- Gerety/Dill

The resolution was adopted by unanimous vote of those present.

No. 159 of 2020

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Subject: **Approving Proposals – Goods and Services 2020**
Introduced By: **Council President McGuigan**

WHEREAS, the City of Somers Point received proposals for various goods and services in accordance with the Fair and Open procedure of the New Jersey Pay-to-Play law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point that the following proposals, received on May 8th 2020 and September 17th 2020 approved, and that the City Administrator is hereby authorized to issue contracts to the following vendor for goods and services during the period of May 1st, 2020 to April 30th, 2021:

- a) **Influent Grinders for Sewer Pump Stations**
AC Schultes Inc
Municipal Maintenance
Geiger Pump and Equipment Co.
Watermark Environmental Systems, Inc.
KRS Services

- b) **City Hall Custodial Services**
Offshore Carpet Cleaning and Janitorial

- c) **Emergency Sewer Pumps and Equipment**
Municipal Maintenance Co

- d) **Sewer Pump Station Maintenance**
Municipal Maintenance Co
KRS Services

- e) **Sewer Pump Stations, Electrical & Electronics**
Municipal Maintenance Co

- f) **Sewer Pump Station Parts & Supplies**
Evoqua Water Technologies
CW Sales Corp
Valve Industries
Geiger Pump and Equipment Co.
Municipal Maintenance
KRS Services

- g) **Plumbing and HVAC Services**
Bilmark Plumbing and Heating LLC
McCloskey Mechanical Contractors Inc

- h) **Sewer System Coating, Lining & Restoration**
Mobile Dredging and Video Pipe Inc

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PIM Corporation
National Water Main Cleaning Company
SWERP Inc.

- i) **Heavy Duty Truck Mechanic Services**
Cleggs Garage
Granturk Equipment Co
Cruzans Freightliner

- j) **Misc. Employee Uniforms**
Action Uniform

- k) **Excavation and Pipe Installation and/or Replacement**
Seashore Associated Mechanical Inc.

- l) **Generator Parts and Service**
GenServe

- m) **Hardware Supplies**
Shore True Value Hardware

- n) **Information Technology and networking Services**
TK1 Solutions
All Covered
Ocean Computer Group
Barber Consulting Services

- o) **Fire Equipment**
ESI Equipment
Witmer Public Safety Group
Blaze Emergency Equipment Co.

- p) **General Construction and Carpentry Service**
Meyers Builders

Resolution No. 160 of 2020

M/S- Gerety/Dill

The resolution was adopted by unanimous vote of those present.

No. 160 of 2020

Subject: Liquor License Renewals
Introduced by: Council President McGuigan

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

NOW, THEREFORE, BE IT RESOLVED that the below named and numbered applications are hereby renewed through June 30, 2021:

0121-33-018-005	Gingers on the Bay (pocket)
0121-33-008-004	The Docs Place at Harbour Cove
0121-33-012-009	SSD Diner, LLC (The Windjammer)
0121-33-002-003	RJM Enterprises (The Anchorage)
0121-33-014-009	Josie Kellys, LLC

Resolution No. 161 of 2020

M/S- Dill/Owen

The resolution was adopted by unanimous vote of those present.

No. 161 of 2020

Subject: Authorizing the Discarding of Personal Property of the City of Somers Point
Introduced By: Council President Sean McGuigan

WHEREAS, the City of Somers Point is in possession of personal property that is no longer needed for public use because it does not function properly; and

WHEREAS, an effort was made to sell these items at a public auction online through GovDeals.com in accordance with NJSA 40A: 11-36; and

WHEREAS, the efforts to sell the below referenced goods procured a buyer but the buyer was unwilling to take the excess property; and

WHEREAS, the property is specifically described as follows:

1. Computer/ Electronic/Office Equipment – Somers Point Police Department

WHEREAS, the condition of this property is such that the cost of repair and/or storage exceeds the value of the property; and

NOW, THEREFORE, BE IT RESOLVED that the City Administrator is hereby authorized to discard this property in the most expeditious manner.

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Resolution No. 162 of 2020

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No. 162 of 2020

Subject: Amending Technical Sub Code Fees Set Forth within Section 100-3B (15) of Chapter 100 “Construction Codes, Uniform” of the Somers Point Municipal Code

Introduced by: Councilwoman Johnston and Councilman Gerety

WHEREAS, Ordinance No. 22 of 1999 provides that City Council shall by resolution enact and, from time to time, amend standardized fees in accordance with Chapter 100 of the Code of the City of Somers Point; and

WHEREAS, these fees were last fixed by Resolution No. 144 of 2002; and

WHEREAS, it is the intention of this governing body that the fees be amended as recommended by the City’s Construction Code Official: and

Now, therefore, it is hereby RESOLVED that the following fees schedule is established and will supersede any fees set prior to this resolution:

<i>Electric Permit Fee Schedule</i>	
Range	\$ 15.00
Oven	\$ 15.00
Surface Unit	\$ 35.00
Dishwasher	\$ 15.00
Garbage Disposal	\$ 35.00
Dryer	\$ 15.00
Air Conditioner	\$ 35.00
Intercom Panels	\$ 35.00
Swimming Pool/SPA/Hot Tub	\$ 15.00
Swimming Pool Annual Inspection	\$ 75.00
Pool Bonding/Filter/light/Heat	\$ 75.00
Storable Pool/Hydro Massage	\$ 35.00
Water Heater	\$ 35.00
Central Air/Oil/Gas Electric	\$ 35.00

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Baseboard Heat	\$	15.00
Thermostat	\$	15.00
Heat Pump	\$	15.00
Pump - Over 1 HP	\$	35.00
Light Standards/Luminaires >8"	\$	15.00
Burglar/Fire Alarms - In New Homes	\$	15.00
Burglar/Fire Alarms - Add-ons to Existing	\$	15.00
Switches, Light, Receptacles, Detectors, and Motors less than 1 HP		
1 to 50	\$	55.00
Each Additional 25 Units	\$	15.00
Motors		
1 to 50 HP	\$	65.00
51 to 100 HP	\$	100.00
Over 100 HP	\$	600.00
Transformers/Generators/Inverters		
1 to 50 Kilowatts	\$	200.00
51 to 100 Kilowatts	\$	150.00
Over 100 Kilowatts	\$	600.00
Service Panels/Subpanels/Entry Cables		
1 to 225 amperes	\$	65.00
226 to 1,000 amperes	\$	129.00
Equipment Service/Panel Board/Motor Control Disconnect		
1 to 225 amperes	\$	65.00
226 to 1,000 amperes	\$	125.00
Greater than 1,00 amperes	\$	129.00
Temporary Pole	\$	65.00
Photovoltaic Systems		
1 to 50 Kilowatts	\$	65.00
51 to 100 Kilowatts	\$	129.00
Over 100 Kilowatts	\$	64.00
Plumbing		
Fixture/Equipment		Minimum \$65.00
Water Closet	\$	20.00
Urinal/Bidet	\$	20.00
Bathtub	\$	20.00
Lavatory	\$	20.00
Shower	\$	20.00
Floor Drain	\$	20.00
Condensate Drain	\$	20.00
HVAC Drain Connection	\$	20.00

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Sink	\$	20.00
Dishwasher	\$	20.00
Drinking Fountain	\$	20.00
Hose Bib	\$	20.00
Water Heater	\$	90.00
Hot Water Boiler (including backflow)	\$	90.00
Steam Boiler	\$	90.00
Sewer Pump	\$	90.00
Interceptor Separator	\$	90.00
Backflow Preventer	\$	90.00
Grease Trap	\$	90.00
Water Cooled Air Conditioning/Refrigeration	\$	90.00
Sewer Connection	\$	90.00
Water Connection	\$	90.00
Water Lines	\$	90.00
Gas Piping and service connection	\$	90.00
Fuel Oil Piping	\$	90.00
Annual Inspection/Backflow/Cross Connection	\$	90.00
Vent Stacks	\$	20.00
Pool Heaters	\$	90.00
Fire		
Gas and Oil-fired Appliance not connected to plumbing	\$	65.00
Woodstoves, Fire Places, Space Heater, Metal Chimney	\$	65.00
Remanufactured Fireplace/Gas Piping to Appliances	\$	65.00
Independent Pre-engineered System	\$	65.00
Kitchen Exhaust System	\$	65.00
Standpipes	\$	125.00
Sprinkler Heads		
1 to 20 Heads	\$	90.00
21 to 100 Heads	\$	160.00
101 to 200 Heads	\$	300.00
201 to 400 Heads	\$	800.00
401 to 1000 Heads	\$	1,100.00
Over 1000 Heads	\$	1,500.00
Detectors		
Single/Multi-station/Heat/Fire Alarm Systems - Residential		
1 to 12	\$	65.00
Each Additional 25	\$20 per groups of 20	
Special Fire Detection Equipment	\$28 per \$1,000 of Cost	
Manual Alarm Systems 1 to 4 Zones	\$	65.00

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Each Additional Zone	\$28 per \$1,000 of Cost
Tank Installation/Removal	Residential \$75 Commercial \$150
Building Permits	
	Minimum \$65.00
New Construction per Cubic Foot	\$ 0.038
Renovation/Alteration/Repair per \$1,000 of Cost	\$ 34.00
Asbestos Hazzard Abatement	\$ 200.00
Lead Hazzard Abatement	\$ 175.00
Demolition - 1 or 2 family	\$150 per building
Demolition of Accessory Structures	\$ 150.00
Demolition of Other Use Groups	
4 stories or less	\$ 300.00
5 to 8 stories	\$ 400.00
Over 8 Stories	\$ 500.00
Move a building	\$20 per \$1,000 of cost
Sign	\$5 per square foot
Fences	\$20 per \$1,000 of cost
State Training Surcharge Fee	\$0.07 per Cubic Feet or \$1.90 per \$1,000 of Cost
Fee to Reinstate Lapsed Permit	50% of Original Permit Fee
Bulkhead	\$30 per \$1,000 of cost
Pilings	\$30 per \$1,000 of cost
Pools	
Aboveground	\$ 150.00
In ground	\$ 250.00
Sheds	\$0.038 per cubic foot
Tents	
>900 square feet or 30' in diameter	\$ 250.00
Zoning Permit	
New Home/Addition	\$ 100.00
Associated Fence	\$ 50.00
Commercial	\$ 200.00
Rental	
Registration	\$50.00 Annually
Inspection Fee at Tenant Change	\$ 50.00

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Old Business:

Councilwoman Johnston and Solicitor Smith discussed the current Rental Ordinances and how they do not distinguish between short and long term rentals. It was indicated that the ordinance may need to be changed to address short term rental. They discussed the issues involved with inspections, registrations and fees. Council President McGuigan stated that he opposes one day rentals but would settle for a seven night minimum. Councilman D’Adamo stated that he is also in favor of more than a one night minimum. Councilman Gerety sees no reason to put a limit on rentals. Councilman Gerety recommended that the Short Term Rental Sub Committee meet again to come up with a list of recommendations to bring back to the full Council for further discussion. Councilwoman Johnston reported that Air BNB is working on a pilot program called City Portal that would work with the municipalities to ensure that local laws and regulations are being followed.

Councilwoman Johnston reported that she met with City Engineer Greg Schneider to discuss an Eagle Scout project on Bethel Road that needs landscaping. The Eagle Scout will do the planning and will submit these plans to the City. He plans to stick with the theme of Patriot’s Park. Councilwoman Johnston stated it was a positive meeting. Councilman Gerety questioned if the landscaping was included with the award of contract. City Engineer Schneider indicated that the landscaping on this section was not included.

New Business:

Clerk Samuelsen explained that each registered voter will be receiving a mail in ballot for the upcoming election. She explained the various ways that a vote can be cast in this election and informed the public that a ballot drop box will be available at City Hall.

Councilman Dill reported that he received requests regarding concerns about potholes in the City. He indicated that he reached out to the Public Works Department, and they advised that the materials they use to fill the potholes is not available at this time. Public Works is making every attempt to secure the materials and repair the potholes in the City; however, they cannot provide a date when this will be completed.

Discussion of Bills:

Administrator Swain reported a record of payment dated 9/22/2020 in the amount of \$40,115.88 and a Bill List dated 9/22/2020 in the amount of \$2,183,976.24.

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Public Portion

The Public Portion was duly opened to the public.

Catherine Powers of 12 Crestview Drive stated her strong opposition to the proposed seven night minimum on short term rental properties.

Joe McCarrie of 102 Broadway would like to show support for the Police Department. Council President McGuigan stated that he and the Governing Body fully supports our Police Department and Police Departments across the country. Regarding Proclamation 6, Mr. McCarrie inquired if the Police Department and First Responders carry Narcan. He also recommended that local bars and restaurants should have Narcan.

Greg Sykora of 2 Horter Avenue asked if the voting information reported by Clerk Samuelsen can be printed to distribute to the public.

Councilman Dill would like to have discussions with the Police Chief and any interested members of Council regarding showing support for the Police Department.

Councilman Owen informed that for the past two weeks Chipotle has been open. He is glad to see new businesses opening in town.

Payment of Bills

M/S – Dill/Owen

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

Adjournment

There being no further business to come before Council, Councilman D’Adamo moved, Councilman Dill seconded and carried to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Lucy R. Samuelsen, RMC
Municipal Clerk
Approved: 12/23/2020