

**MINUTES OF THE WORK SESSION OF MAYOR AND COUNCIL OF
THE BOROUGH OF STONE HARBOR HELD IN THE MUNICIPAL BUILDING
February 7, 2023**

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The meeting was called to order by Mayor Davies-Dunhour at 4:30 p.m.

ROLL CALL

Judith M. Davies-Dunhour, Mayor
Kim Stevenson, Borough Clerk
Marcus Karavan, Solicitor
Robert Smith, Borough Administrator - Absent
Lisa Marcolongo, Ass't Administrator
Megan Brown, Deputy Clerk

PRESENT

Councilmembers
Frank Dallahan
Victor Foschini
Bunny Parzych
Robin Casper
Jennifer Gensemer
Reese Moore

Mayor Davies-Dunhour announced that the meeting was now open. Adequate notice of the meeting was provided by posting a copy of the time and place on the Municipal Clerk's bulletin board and mailing a copy of same to the Press and the Cape May County Herald on January 4, 2023.

FOR THE RECORD, THIS WORK SESSION WAS HELD VIA VIDEO/TELEPHONE
CONFERENCE IN A ZOOM FORMAT AS WELL AS IN PERSON

SALUTE TO THE FLAG

Presentation/Discussion:

**96th Street & Third Avenue Improvements – Robert Church, County Engineer and
Traffic Engineer Matt Maher**

The County Engineer provided a background on this discussion. He explained that the Borough had contacted the county five years ago to review this intersection to review safety concerns with pedestrians and vehicular traffic. A Traffic Engineer was recruited to review and identify the issues with the conflicts and to minimize them. A presentation to council was completed three years ago which proposed a lag left turn northbound and pedestrian allowance at earlier timeframe than the vehicle. This design resulted in pedestrians in the crosswalk on a vehicle green light.

The design initially presented for council review tonight eliminated the left hand turn southbound from Third Avenue to 96th Street allowing for pedestrians to cross without vehicular interference. This design caused concerns from Council, so an alternate design was presented which allowed for a separate left hand turn southbound. A sketch of this design was presented. This design would require the elimination of seven parking spaces. Mr. Church stated that the county does not have a preference on design but would like some clear direction on which design the borough prefers so that it can be planned in conjunction with the Third Avenue improvements scheduled for 2024.

Matt Maher, Certified Traffic Engineer with over 15 years' experience, stated Parking, Congestion and Safety are the three major concerns within the 96th Street intersection. Mr. Maher reviewed the data, crash history, previous design plans and provided several different options to consider.

SHTPO conducted a review of traffic data for this particular intersection between the hours of 10am to 8pm. The peak hour for this intersection is 10am to 11am, with nearly 1,000 pedestrians crossing during this time frame. A model of the activity was created and reviewed. A crash data collection was completed - Over a 5-year study, three pedestrian crashes were reported, all involved injuries and all occurred during peak seasonal time referenced. All crashes occurred on the west side crosswalk.

Options presented were:

Original design, eliminating seven parking spaces and relocating the Reed's Loading area, adding left hand turn lane, southbound.

Pedestrian Scramble – (Barn dance) provides car stop at all intersections allowing pedestrian to move without vehicular traffic moving at all. This option is a more stringent approach which causes intersection delays and more than two blocks of queuing during peak summer hours however it does provide greater safety impact (35% reduction in pedestrian collisions)

Pedestrian Interval- Gives pedestrians head start before vehicles are given green light; proven safety measure with 13% reduction in pedestrian collision incidents.

Southbound Left Turn Prohibition: offers a good option for consideration just by allowing alternate left turns from Third Avenue onto 95th Street or alternate streets within the town.

In closing the County requested that Council provide them with their preference so that any changes to the existing pedestrian/vehicle schematic can be implemented along with the Third Avenue improvements.

Councilmember Gensemer voiced her opposition to any change in the parking in the downtown business district noting that every parking space is important to the community. Councilmember Gensemer recommends the pedestrian scramble option.

Councilmember Dallahan also recommends the Pedestrian Scramble option for our community and would like to see this option implemented to see if it would be beneficial.

Mr. Church would like to see a decision made by the Borough by June 2023 to best incorporate the design with the Third Avenue roadway improvements.

Mayor Davies-Dunhour confirmed with the County that if the Pedestrian Scramble was implemented it could be altered by the time of day/season. It was recommended that the review of this intersection be brought to the Public Safety Committee for review and discussion and then brought forward to council for recommendation.

Councilmember Parzych feels that any concerns for congestion would be “figured out” and safety far outweighs the delays.

Councilmember Foschini noted a problem with removing the left hand turn southbound indicating the angle parking on 96th Street.

A&F Committee Report – Councilmember Jennifer Gensemer

Councilmember Gensemer reported that the A&F Committee met on Wednesday, February 1st and reviewed a possible change to Chapter 174-3; discussed licensing and permit fees with the Borough Clerk; and CFO Jim Craft presented a draft of the Operating and Capital Budgets which is pending CAP Limit exceptions by the State. The A&F Committee is requesting that the CFO be included in the Borough Work Sessions and Regular meetings with a seat near the dais, rather than in the audience.

CRS Report: Councilmember Gensemer stated that Ray Poudrier, CRS Coordinator, reported at the January 17th Council meeting that the Borough is scheduled for a 5 year cycle review in 2023. The Borough is scheduled to lose 915 points due to the loss of ABFE Credits awarded after Hurricane Sandy. Currently over 2500 flood insurance policies within Stone Harbor will see a 10% increase as our Class rating drops from a Class 5 to a Class 7 or 8. Councilmember Gensemer stated the Borough’s goal is to reach a Class 3 or 4 and will be formalizing the roles and responsibilities of borough employees in regard to preparing for the 5 year review. The Borough will be awarding a consulting contract to DeBlasio and Associates this evening as CRS Consultant at a cost of \$17 per resident.

Ray Poudrier reported that Marc DeBlasio has already put into motion some initiatives to assist with improving the Class rating. Marc is coordinating with Ray on activity initiatives within the CRS program. Ray reviewed the Insurance Information Meeting that was scheduled in 2022 and is currently planning on another Informational Meeting for residents on March 14, 2023. He has contacted several Insurance Agents for their participation and will also be providing an overview of the CRS program to attendees. A mailing to all residents will be completed with full details of the meeting.

Councilmember Gensemer asked for an update on the request for data sharing documents needed to move forward and recommended that the letter requesting those documents go out overnight mail tomorrow.

Work Session, February 7, 2023

Mr. DeBlasio started working in advance of the resolution approval and is hopeful that points can be added to the CRS review process without delay.

Construction Report: Ray Poudrier

January 2023 – lowest revenue in the past 4 years. Final inspections are being completed at IHM House – temporary CO should be issued in the coming week. Zoning Board has been relatively quiet with only 1 hearing this past month. Paul Imhoff, Code Enforcement Officer, is requesting adding of language, such as rubbish, to Chapter 174-3 that may create a safety hazard. Changes to Chapter 174-3 will be presented at the February 21, 2023 Council meeting for introduction.

Engineers Report: Marc DeBlasio

- Bid Opening for the Reconstruction of 122nd Street was held on February 1st; the low bidder was Fred Schiavone Construction in the amount of \$610,729. This project is scheduled to be completed by the middle of June.
- Underground Storage Tanks at Public Works were removed successfully and anticipate this project will be completed \$8,000 under budget.
- Beach & Pavilion ADA Ramp is complete and DeBlasio and Associates is working on project closeout.
- 80th Street Chlorination Project is complete. 96th Street is scheduled to be installed at the end of February.
- 114th Street Sanitary Sewer Slip line project has been completed and the project was executed at \$10,720 under budget.
- IBank Application Update: Borough will remove the Sanitary Sewer portion and pursue the Drinking water improvements which will include Third Avenue improvements.

Borough Clerk Report: Kim Stevenson

81st Street Boat Slip Application process: Updated application, Rules and Regulations, and request for review of Resolution and Ordinance updates needed were presented for council review. The Borough Clerk is recommending approval of the application process at the February 21st Council meeting.

Councilmember Foschini requested an amendment to the boat slip fees which were approved at the January 3rd Reorganization meeting. He felt that the fee increase was too high. He reviewed discussion at the Rec and Tourism Committee regarding the fee and is recommending a \$400 increase this year and a \$400 increase in 2024. Councilmember Gensemer confirmed that this change in fee was discussed at the A&F Committee meeting and Councilmember Dallahan noted that Stone Harbor fees should be comparable to surrounding communities. A resolution will be brought forward at the February 21st council meeting updating the fee as suggested for boat slips in 2023.

Councilmembers agree to the process for boat slip rentals as presented however there are still legacy concerns. Councilmember Parzych feels there is value to being able to “hand down” boat slip rentals within family members and feels this should be encouraged based on their love and emotional ties to this community. Councilmember Parzych noted that the legacy issue is still being pursued within the Rec & Tourism Committee. Councilmember Gensemer has concerns with implementing legacy as it relates to the Public Trust Doctrine. The council agrees with moving forward with the boat slip application process and continue to review/discuss the “legacy” option.

Beach & Pavilion Use:

The Borough Clerk is requesting approval of the beach and pavilion use. An application, insurance requirements and fee have all been vetted through the Rec and Tourism Committee and the A&F Committee. The council had no questions or concerns with the information provided. The Borough Clerk will present the necessary resolution and ordinance update at the next scheduled council meeting.

Tax Collector – Deb Candelore

Explained the process and reason for the Resolution that allows for transfer of credit balances from one year to the next and the cancellation of balances of \$10 or less.

Councilmember Gensemer reported that the A&F Committee will be leading all future reporting to Council with a CRS update and will be adding a legal update in March with Marcus Karavan reporting on our form of government.

Public Works Committee – Councilmember Reese Moore

Public Works Monthly Report – Manny Parada

Beach Streets & Marina: Bubbler system is working properly – Checking weekly; Repairs to docks are being completed; parking kiosks at marina have been removed; most meter heads and poles have been removed: beach checked daily for debris; street sweep operations continue

Buildings: Removed holiday decorations; new trash corral has been built, updates have been completed to Chamber of Commerce office; underground storage tanks have been filled in

Grounds: Assisted with Clean Shores cleanup at Bird Sanctuary; planters have gone to nursery; relocated entrance at 97th Street playground; snow removal equipment ready, serviced and prepped

Solid Waste: Good response so far for seasonal help. 60 tons of solid waste; 23 tons recycling; 8 tons of bulk; 1.7 ton brush; branches & limbs; 2.86 tons of Christmas trees

Automotive: Continue to complete maintenance on borough vehicles

Stormwater: Constant contact with DEP regarding grant application, no update at this time.

Flood Mitigation Study is progressing. Public Works will be installing valves at 93rd, 94th and 95th Street.

Lanternfly Training has been completed – 3 people have been certified.

Clean Watersheds Needs Survey: Manny updated Council on the requirements of this survey and the need to authorize Mayor to sign.

Disaster Debris Management Plan: Manny is in the process of preparing this plan which will require Council approval - requirement after Super Storm Sandy.

MS4 Inventory: Complete – Good for 4 years.

Parking Meter Update:

Manny walked Council through the process of using the Park Mobile App. Payment can be made through several choices: Credit card, pay pal, etc.. Parking meter fees can also be paid via telephone for those that do not wish to use an APP on their phone.

Councilmember Moore reminded residents of the trash receptacle changes effective May 1, 2023. He noted that the Borough website also has the information regarding the trash can sizes for reference.

Manny advised council that there are now four (4) trash trucks fitted with the tipper.

Tide Valve Installation Update 93rd, 94th and 95th Street: A Flood Mitigation committee was created to review options on the issues with stormwater within this area. Manny explained that each member of the committee is provided with a task and is held to completing any updates or information surrounding that task. Manny explained his review of the area and how to best relocate stormwater. The type of valve was then reviewed to ensure that the valve chosen could be retrofitted into existing streets and could also be automated.

Work Session, February 7, 2023

Manny presented an overview of the valve chosen. He is hoping to install a single 18 inch pipe, replacing the double pipes that currently exist. The last catch basin at 95th Street created a very complex design. The plan is to install a curb at the street end, install a locked box where the tide valve would be installed, which would be accessed manually during a high tide/flood event.

A model of this design has been created with different scenarios to determine the best results of flood mitigation with the installation of these tide valves. The after effect of the installation of the Tide Valves will be closely monitored to determine if the valve installation proved to be beneficial. If the prediction to mitigate flooding fails, the borough would then have to review the installation of stormwater pump stations.

Manny confirmed that property owners affected by this project will be notified. He would like to meet with property owners and explain the project.

Councilmember Moore explained that it is a complex project. The pilot project will determine the best possible scenario by reviewing different options and the operation and efficiency of the valves.

Utilities Committee – Councilmember Parzych

Councilmember Parzych stated that the Utilities Committee has been focused on the mandate from the State of NJ to remove lead from our water mains. Councilmember Parzych reviewed the status of the IBank application and the fact that there seems to be a better chance of the Borough obtaining grant funding if we focus more on the drinking water improvements rather than the sanitary sewer (Clean water) improvements. She explained that there is a Resolution on the agenda this evening to modify the terms within the IBank application and to authorize DeBlasio and Associates to complete additional professional services to properly submit this application update. Updating the drinking water services involves 21 blocks within the borough.

Water Diversion Update:

January 2023 - 3.03 million gallons

January 2022 - 4.4 million gallons

Reminder: Area between the curb and sidewalk can not be watered by irrigation. Hand watering is acceptable.

Discussion:

Stone Harbor Chamber of Commerce Shiver – March 18th – Jenny Olson, Tourism

Director: 11am – 3pm. Fundraising for the Chamber of Commerce and Family Promise. Involves a parade lineup at 11am, noon start from Fred's Tavern to Civic Club. Request include: stage, barricades, use of two lifeguard stands, temporary closures of 96th Street, cooperation during event and parade, no parking at 95th and First Ave, EMS on beach. Insurance has been received; participants are required to sign a waiver.

Jenny advised the Council that there is a resolution for this evening approving the seasonal Farmers Market fee, \$575 and pop up vendor fee, \$50.

Doug Gaffney; Beach Consultant

Mr. Gaffney advised the council that the next anticipated event within the beach renourishment will be the pre-construction surveys which will determine where sand will be placed. The borough will then have 14 days to make recommendations regarding beach sand placement.

Emergency Authorizing from the Bureau of Coastal Permitting: awaiting update. Doug will be requesting the council to declare an emergency for Stone Harbor Point so that there will be sufficient time to complete repairs needed which will improve safety. He is requesting a resolution declaring an emergency. The Borough Administrator explained that in order to authorize the resolution the borough will need certification by the Municipal Engineer as to why there is an emergency.

Work Session, February 7, 2023

The emergency would be the fact that that the current scenario at Stone Harbor Point is a public safety issue.

Councilmember Gensemer asked how the template of the sand placement is determined. Doug advised that the answer to that question would have to be answered by the Army Corp. Doug will be discussing in great detail the determination of sand placement along Stone Harbors beachfront. Doug explained that they typically place sand where it is most needed.

Councilmember Gensemer also asked if the sand fencing would be replaced along the beachfront indicating the need to keep people from entering into the dune.

Councilmember Casper reviewed the questions and concerns presented by the beaches from 80th to 85th Street. Doug anticipates that some sand naturally gets placed in those areas of concern in the spring/early summer months. Doug is also looking into a pilot program for beach scaping from 80th to 83rd Street which could assist with sand placement. This pilot program would be scheduled for Fall of 2023.

Councilmember Parzych asked for clarification on the options for sand placement: Doug explained that options are contractual. After pre-construction surveys are complete they review and then determine where sand is needed.

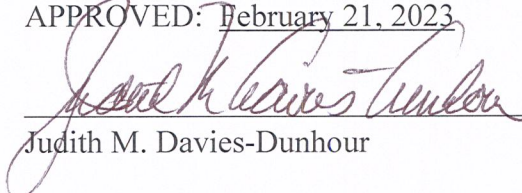
No Further Discussion

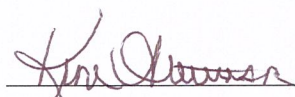
Upon Motion by: Councilmember Frank Dallahan
Seconded by: Councilmember Victor Foschini

That the Work Session Meeting of Mayor and Council be adjourned at 6:44p.m.

Vote 6 Councilmembers AYE

APPROVED: February 21, 2023

_____, Mayor
Judith M. Davies-Dunhour

ATTEST _____, Borough Clerk
Kim Stevenson