

**MINUTES OF THE WORK SESSION OF MAYOR AND COUNCIL  
OF THE BOROUGH OF STONE HARBOR HELD IN THE  
MUNICIPAL BUILDING  
July 3<sup>rd</sup>, 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  
Megan Brown, Deputy Clerk  
Marcus Karavan, Solicitor  
Manny Parada, Interim Borough Administrator

**PRESENT**

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

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**

**Administration & Finance Committee-** Councilmember Gensemer

**CRS Update:** Ray Poudrier, as CRS coordinator, reported.

Iso is reviewing the recently adopted flood plain ordinance which took effective May 30. Paul Dietrich has reviewed the website. Heather from Tetrattech is reviewing repetitive loss properties and will be making recommendations on how to address 32 properties identified as possibly already being mitigated. Ray indicated he reports with Danielle daily, since their meeting is upcoming on the 19<sup>th</sup>. Danielle advised if any further documents are required, we have 30 days to provide the information. Mr. Poudrier believes we will be able to get back to a 5 rating.

**CFO Report-** Manny Parada reported on behalf of CFO, and Tax Assessor.

The second quarter report we have 23 usable sales recorded, last year at this time was 22 so there's a gain of one. We have 14 certified on the list, 17 COAH inspections and fees, there are four lots in the 112th St. development that have been sold. Currently on the MLS there are 33 listings for sale and 10 are under agreement. In terms of collection, we have a total of \$8,203,730.71 in the second quarter of 2023, that's compared to the second quarter of 2022 when we were at \$7,423,346.79. Interest so far, \$27,824.87 which is a notable increase compared to last year's second quarter which was \$18,000. The year end penalty is \$4,773.77 compared to 1432 last year. The insufficient funds is \$260 versus \$60 last years. 9.64% increased total revenue.

**Construction Official Report-** Ray Poudrier, construction/ zoning official reported.

Construction has topped the previous five years for the construction and zoning office for the month of June. Mr. Poudrier recently met with the A & F committee to discuss a few minor changes to our fee schedule, which will be discussing and coming forward with. Paul Baldini forwarded a copy of the a few minor changes to the zoning ordinance that will be reviewed. Mr. Poudrier advised they are looking to redefine habitable stories to solidify the two-story rules on the books, this was recently challenged at a zoning board hearing. Additionally, regarding they are discussing additional language for the fence modifications. The recent zoning board denied the application for the five single family homes at 8410-8414 Sunset Dr. Title transfers have remained steady.

**Borough Administrator Report-** Manny Parada reported.

Update on COAH property. A Consultant performed a housing inspection last week, there were numerous deficiencies found in the home that make the home not rentable. We've already exceeded the 40% rule so we will have to raise the elevation of the property, but there are numerous repairs to be made. Manny been in contact with the COAH attorney, she received the results of the of the report and is preparing now to approach the fair housing representatives and let them know where we stand.

## Work Session, July 3<sup>rd</sup>, 2023

Update on 96<sup>th</sup> street bridge-the county shut down the bridge for a few hours' early morning hours of 4:00 AM and they had a back plate that was vibrating, so they went in to make welding repairs, they found that there were three girders attached that are loose. The bridge is operational. They are planning to have the bridge out of service July 10-13 from 10PM to 6AM for repairs.

Update on Clerk Vacancy- Started posting for position, the advertisement will go into the Herald and the League. Manny advised there were some discrepancies in the Ordinance 1634, some small changes need to be made to get it in line with the state statutes. Mayor Judy recommended that 67-2 should be reviewed. It says Committee minutes are not mandatory, they are optional and it's up to the chair to decide if minutes should be taken, she advised that should be cleaned up to say minutes should be taken, the minutes can be distributed so that everyone is up to date on what is going on.

**Engineer Report-** Marcus DeBlasio, Borough Engineer, reported.

Mr. DeBlasio informed that he just received the news, that the Borough was awarded a \$175,000 grant for the 2023 NJDOT local transportation projects fund, which is for the reconstruction of 96th St. between Second and Third Ave. This is the second grant obtained for that stretch of roadway, in 2023 we received Municipal aid money in the amount of \$200k, for a total of \$375k towards the surface improvements of that roadway.

**Legal Report-** Marcus Karavan, Borough Solicitor, reported.

Update: Gallo vs. Hafner. Back in April there were several motions pending before the court, in which the Judge decided these motions, it was determined that the Borough has a right to inspect the property, at this time, there is no need to inspect it now since the obstruction has been abated. Mr. Karavan also advised they are scheduled to go for mediation before the Judge and will have more to report to you after that mediation occurs.

Update: Stone Harbor vs. First Indemnity Insurance company was the bonding company, RTW did work pursuant to a 2016-2017 project believed to be performed improperly, contractor was given the opportunity to cure, and they did not cure effectively. We have filed the complaint, they filed an answer, and that matter is still in its infancy, we are in the discovery stage, Mr. Karavan will have more to report on this matter.

**Public Works Committee-** Councilmember Moore.

Mr. Moore wanted to give an update to Park Mobile, he is recommending a two-week free parking holiday, effective as soon as possible. Mr. Moore will be bringing forward a motion at the regular meeting to implement this parking holiday.

Manny Parada reported for Public Works- Update on the dry weather flooding that is occurring on 84th St. and 3rd Ave. What we're experiencing is related to the work that the county has been starting to do along 3rd Ave. in preparation for their reconstruction of third on 84th street, there is a home that has been demolished, there was a pipe that ran underneath the home into the South basin, the pipe has been relocated by the county, it now runs parallel along 3rd Ave., it turns and heads into South basin on the southern end of the property. When they did that work, they increased capacity of the pipeline to a 24-inch main, was 16 inch, the tide flex valve was not installed, once it is installed it will resolve this issue.

Trash convenience centers are still used frequently. Handicap beach mats have been installed where they are able to, staying away from the dredging. Point Road has been repaired; it is now accessible. Building- CAT 6 cables have been installed in assisting Police with their camera project. Beach concession stands on the North End have been installed. Grounds- back to cutting lawns weekly, edging biweekly along 2nd Ave. Two pear trees die at the comfort station across the street. Flowers are watered daily. Bird Sanctuary is being cleaned, removing debris. Solid Waste- we ended up with 184 1/2 tons of solid waste for the month of June. 12 tons of bulk, 85 tons of recycling, 10 tons of brush & branches and a half ton of pallets. Routine maintenance for automotive.

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Stormwater- Pilot study on 93<sup>rd</sup>, 94<sup>th</sup>, and 95th St. West of Sunset, is almost done, they need to do some paving work.

**Utilities Committee-** Councilmember Parzych

Manny Parada reported. June of 2023, we pulled water out of the ground at 33.3 million gallons for the month, compared to June of 2022, where we did 32.3 million, so we are up million gallons. Running at 64% of our allocation permit. Discussion on how to determine where the excess water is being used.

Update on the 114<sup>th</sup> lift station, we have pre-purchased the pump and station. Intent is to get 3 bids from qualifying contractors to do the actual installation which involves a wet well to be constructed on site. Mr. DeBlasio added that provision was used for 94<sup>th</sup> street sewer pump station, and we only received one quote for that project, so the consensus was to get two or three quotes. The idea is to have a pre-qualified contractor submit the bids, which meets the requirements of the public bidding act. We will be in a good position this fall.

Mr. Parada advised a new employee has filled a vacancy at public works, he started 2 weeks ago.

Mr. DeBlasio provided an update on the I-Bank, he advised we have a preconstruction meeting this Thursday, construction will begin in September.

**DISCUSSION:**

Jenny Olson, Tourism Director presented a special event application for the Brown family sand castle event, which she would like to see approved at the next meeting.

Mr. DeBlasio provided an update on the open space grant; the county has provided another option that allows us to work through the flood mitigation part of the project & come back to reapply for the grant with revisions, which will provide more time.

Paul Kates provided an update on the plan implementation Agreement. This agreement will be coming before the planning board, which will make a recommendation to the council to support the resolution.

Upon motion of  
Seconded by

Councilmember Frank Dallahan  
Councilmember Bunny Parzych

That the Work Session Meeting of Mayor and Council be adjourned 6:30pm

APPROVED August 1st, 2023

Joseph R. G. Tumbou, Mayor

ATTEST Nigam Brown, Borough Clerk