

**MINUTES OF THE MEETING OF MAYOR AND COUNCIL OF
THE BOROUGH OF STONE HARBOR HELD IN THE MUNICIPAL BUILDING
September 19, 2023**

The meeting was called to order by Mayor Judith M. Davies-Dunhour

ROLL CALL

Judith M. Davies-Dunhour, Mayor
Megan Brown, Deputy Borough Clerk
Steven Morris, Solicitor
Manny Parada, Borough Administrator

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 Council Meeting was held via Video/Telephone Conference in a Zoom format.

SALUTE TO THE FLAG

COMMUNICATIONS

There are no communications.

Public Comment:

Fay Givler, 14 97th Street- Ms. Givler states her concerns regarding illegal citizens traveling through the Atlantic City airport and coming to Stone Harbor and inhabiting non year-round residential properties. Police Chief Schutta confirms his department along with the county and state, are monitoring this issue closely. Ms. Givler states the audible emergency public service announcements are difficult to understand.

Jerry Quinn, 8600 2nd Avenue- Mr. Quinn states his concerns of neighboring properties being on different ground levels and how water would be contained and urges Council to change these regulations.

Suzanne Walters, 115 92nd Street- Ms. Walters welcomes the newly appointed clerk and states the Jersey Shore Partnership meeting and reception will be relocated from the Women's Civic Club to the Yacht Club. Ms. Walters questions the barricades on 112th Street as it was understood to be public parking but there are signs stating no trespassing. Mr. Parada confirms the street has not been dedicated to the Borough yet. Ms. Walters comments on the proposed ordinance 1657 and states if the purpose is to promote open space and air then Council should consider prohibiting anything being constructed in the existing setbacks.

Ray Parzych, 9925 Sunset Drive- Mr. Parzych states he fully supports the introduction of ordinance 1657 and passing this ordinance would promote the attractiveness of the borough and increase property value.

Jeff Woolery, 217 110th Street- Mr. Woolery states he supports ordinance 1657 regarding the changes to the setbacks, which focuses on the future of the Borough. Mr. Woolery also suggests Council consider limiting the amount of items constructed in the setbacks.

John Hunter, 416 104th Street- Mr. Hunter states he is in opposition to the lot grading and that it only benefits some property owners.

Mary Catherine, 111 107th Street- Ms. Catherine states her full support for introducing ordinance 1657 as residents are encroaching on neighbors.

Judy Hammerschmidt (via Zoom)- Ms. Hammerschmidt questions how the zoning office will be handling applications that have already been submitted pertaining to the new ordinances that are intended to be introduced tonight. City Solicitor Marcus Karavan responds stating Council intends to discuss this topic in closed session and plans to have a response that will be made publicly.

Regular Meeting, September 19th, 2023

No further comments were made.

Mayor Judy Davies-Dunhour Closed Public Comment.

OLD BUSINESS

Ordinance 1653 - An Ordinance Amending Ordinance No. 1629 of the Borough of Stone Harbor Specifically Removing the Position of Recreation Manager and Replacing it with Recreation Assistant and Fixing the Salary Range for the Recreation Assistant

Upon Motion by Councilmember Victor Foschini
Seconded by Councilmember Bunny Parzych

That Ordinance #1653 be taken up on second reading.

Clerk reads the title of Ordinance #1653 on second reading.

ROLL CALL 6 AYE

Public Hearing on Ordinance #1653 is open. **No public comments were made.**

Public Hearing on Ordinance #1653 is now closed.

Upon Motion by Councilmember Victor Foschini
Seconded by Councilmember Bunny Parzych

That Ordinance #1653 be passed on second reading and advanced to third and final reading.

ROLL CALL 6 AYE

Clerk reads the title of Ordinance #1653

Upon Motion by Councilmember Victor Foschini
Seconded by Councilmember Bunny Parzych

That Ordinance #1653 be passed on third and final reading, adopted and published according to law.

NEW BUSINESS

Ordinance 1654 An Ordinance Amending Chapter 560, Zoning of the Revised General Ordinances of the Borough of Stone Harbor Amending the Zoning Code for Bulkhead and Habitable Story

Upon Motion by Councilmember Reese Moore
Seconded by Councilmember Frank Dallahan

That Ordinance #1654 be passed on first reading, published according to law and that it be taken up on second, third and final reading and adoption at a meeting of Mayor and Council to be held on the 7th day of November 2023.

ROLL CALL 6 AYE

Regular Meeting, September 19th, 2023

Ordinance 1655 An Ordinance Amending Chapter 560, Zoning of the Revised General Ordinances of the Borough of Stone Harbor Amending the Zoning Code for Encroachments into Side Yard Along Beach and Bay

Upon Motion by Councilmember Victor Foschini
Seconded by Councilmember Bunny Parzych

That Ordinance #1655 be passed on first reading, published according to law and that it be taken up on second, third and final reading and adoption at a meeting of Mayor and Council to be held on the 7th day of November 2023.

ROLL CALL 6 AYE

Ordinance 1656 An Ordinance Amending Chapter 560, Zoning of the Revised General Ordinances of the Borough of Stone Harbor Amending the Zoning Code for Fences

Upon Motion by Councilmember Jennifer Gensemer
Seconded by Councilmember Reese Moore

That Ordinance #1656 be passed on first reading, published according to law and that it be taken up on second, third and final reading and adoption at a meeting of Mayor and Council to be held on the 7th day of November 2023.

ROLL CALL 6 AYE

Ordinance 1657 An Ordinance Amending Chapter 560, Zoning of the Revised General Ordinances of the Borough of Stone Harbor Amending the Zoning Code for Side Yard Setbacks in Residential Zones A, B, and C Zones to Retain Open Space in Stone Harbor

Upon Motion by Councilmember Bunny Parzych
Seconded by Councilmember Victor Foschini

That Ordinance #1657 be passed on first reading, published according to law and that it be taken up on second, third and final reading and adoption at a meeting of Mayor and Council to be held on the 7th day of November 2023.

ROLL CALL 6 AYE

Ordinance 1658 An Ordinance Amending Chapter 560, Section 50 of the Code of the Borough of Stone Harbor, Lot Grading

Upon Motion by Councilmember Reese Moore
Seconded by Councilmember Frank Dallahan

That Ordinance #1658 be passed on first reading, published according to law and that it be taken up on second, third and final reading and adoption at a meeting of Mayor and Council to be held on the 7th day of November 2023.

ROLL CALL 6 AYE

Regular Meeting, September 19th, 2023

Resolution 2023-S-196 – Resolution to Award the Design of the Reconstruction of 96th Street To DeBlasio and Associates

Upon Motion by Councilmember Frank Dallahan
Seconded by Councilmember Reese Moore

That Resolution 2023-S-196– Resolution to Award the Design of the Reconstruction of 96th Street to DeBlasio and Associates.

CLERK CALL THE ROLL

VOTE 6 Councilmembers AYE

Resolution 2023-S-197– Resolution Authorizing a Shared Services Agreement for the Maintenance and Repairs of Certain Traffic Signals within the Borough of Stone Harbor be Considered

Upon Motion by Councilmember Victor Foschini
Seconded by Councilmember Frank Dallahan

That Resolution 2023-S-197 – Resolution Authorizing a Shared Services Agreement for the Maintenance and Repairs of Certain Traffic Signals within the Borough of Stone Harbor be considered.

CLERK CALL THE ROLL

VOTE 6 Councilmembers AYE

Resolution 2023-S-198– Resolution Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services

Upon Motion by Councilmember Jennifer Gensemer
Seconded by Councilmember Reese Moore

That Resolution 2023-S-198 – Resolution Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services be considered.

CLERK CALL THE ROLL

VOTE 6 Councilmembers AYE

Resolution 2023-S-199– Resolution to Amend the 2023 Budget for the Clean Communities Grant

Upon Motion by Councilmember Robin Casper
Seconded by Councilmember Bunny Parzych

That Resolution 2023-S-199 – Resolution to Amend the 2023 Budget for the Clean Communities Grant be considered.

CLERK CALL THE ROLL

VOTE 6 Councilmembers AYE

Regular Meeting, September 19th, 2023

Resolution 2023-S-200– Resolution Authorizing the Issuance of Not Exceeding \$30,568,100 For Bond Anticipation Notes

Upon Motion by Councilmember Jennifer Gensemer
Seconded by Councilmember Reese Moore

That Resolution 2023-S-200– Resolution Authorizing the Issuance of Not Exceeding \$30,568,100 For Bond Anticipation Notes be considered.

CLERK CALL THE ROLL

VOTE **6 Councilmembers AYE**

MOTION – To reschedule the Special Event Application for Savor September to September 29th and 30th.

Upon Motion by Councilmember Jennifer Gensemer
Seconded by Councilmember Victor Foschini

ALL THOSE IN FAVOR- **6 Councilmembers AYE**

MOTION – Approving the Bill List and Authorizing the CFO to Pay the Bills when the funds are available, and the vouchers are properly endorsed.

Upon Motion by Councilmember Frank Dallahan
Seconded by Councilmember Jennifer Gensemer

ALL THOSE IN FAVOR- **6 Councilmembers AYE**

Resolution 2023-S-201– A Resolution Providing for a Meeting not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12- Contract Issues/Legal Advice

Upon Motion by Councilmember Jennifer Gensemer
Seconded by Councilmember Frank Dallahan

That Resolution 2023-S-201 A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12- Contract Issues/Legal Advice be considered.

CLERK CALL THE ROLL

VOTE **6 Councilmembers AYE**

Council enters Closed Session at 5:30PM.

Council reenters Public Session at 6:32PM.

Mayor Judy states after the discussion in closed session Council is of the opinion that the items discussed can be addressed under the existing zoning framework.

MOTION- To rescind the moratorium on applications for zoning permits that were approved on September 5, 2023 in light of N.J.S.A 40:55D-90 subsection B.

Upon Motion by Councilmember Frank Dallahan
Seconded by Councilmember Victor Foschini

Regular Meeting, September 19th, 2023

Resolution 2023-S-202- Resolution Authorizing the Amendment of the Professional Services Contract for the Borough's Labor Counsel

Upon Motion by Councilmember Frank Dallahan
Seconded by Councilmember Bunny Parzych

That Resolution 2023-S-202 Resolution Authorizing the Amendment of the Professional Services Contract for the Borough's Labor Counsel considered.

CLERK CALL THE ROLL

VOTE **6 Councilmembers AYE**

Public Comment:

Jerry Quinn, 8600 2nd Avenue- Mr. Quinn questions how the question of how existing applications will be handled has been addressed. Mr. Karavan states the zoning officer will be reviewing applications that come in on a case by case basis and feels under the existing framework this issue can be addressed.

Andrea Felkins, 180 113th Street- Ms. Felkins questions who the zoning officer is who will be making these determinations as well as where to find the information to support the decision. Mr. Karavan states Ray Poudrier is the Borough Zoning Officer and the public has the option to appeal the Zoning Board's decision and moving forward the ordinances introduced tonight will provide further clarification once effective.

Public Comment Closed.

MOTION TO ADJOURN

Upon Motion by Councilmember Frank Dallahan
Seconded by Councilmember Victor Foschini

ALL THOSE IN FAVOR- **6 Councilmembers AYE**

The Regular Meeting of Mayor and Council was adjourned at 6:34 p.m.

APPROVED: October 17, 2023


_____, Mayor

Judith M. Davies-Dunhour

ATTEST: 
_____, Borough Clerk

Range of Checking Accts: NEWDISBURSEMENT to NEWDISBURSEMENT Range of Check Ids:
1389 to Last

Report Type: All Checks

Report Format: Super Condensed

Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	
Reconciled/Void	Ref Num			
1389	09/22/23	ACECOAH ATLANTIC CITY ELECTRIC	35.64	
1390	09/22/23	ACELE ATLANTIC CITY ELECTRIC CO.	0.00	09/22/23
1391	09/22/23	ACELE ATLANTIC CITY ELECTRIC CO.	11,876.38	
1392	09/22/23	ACESEWER ATLANTIC CITY ELECTRIC	6,710.08	
1393	09/22/23	ACESTLIG ATLANTIC CITY ELECTRIC	16.23	
1394	09/22/23	ACEWATER ATLANTIC CITY ELECTRIC	15,985.09	
1395	09/22/23	ACTIUNIF ACTION UNIFORM COMPANY	144.00	
1396	09/22/23	ALLISONU ALLISON UNDERWOOD	472.50	
1397	09/22/23	AMELE AMERICAN LEGION POST 331	2,701.40	
1398	09/22/23	APCERTES A.P. CERTIFIED TESTING, LLC	260.00	
1399	09/22/23	BALDINIP PAUL BALDINI, P.A.	2,588.25	
1400	09/22/23	BLAKARAV BLANEY & DONOHUE, PC	5,150.50	
1401	09/22/23	CASAP CASA PAYROLL SERVICES	470.10	
1402	09/22/23	CHOFF COURT HOUSE OFFICE SUPPLIES	16.95	
1403	09/22/23	CMCMU C.M.C. MUNICIPAL UTILITY AUTHO	32,906.33	
1404	09/22/23	CODYS CODY'S POWER EQUIPMENT	126.98	
1405	09/22/23	COMCA COMCAST	311.17	
1406	09/22/23	COMCA1ST COMCAST	10.04	
1407	09/22/23	COMCAPOL COMCAST	417.60	
1408	09/22/23	CONSTELL CONSTELLATION NEWENERGY INC	1,175.35	
1409	09/22/23	DANIELGO DANIEL GOMEZ	62.37	
1410	09/22/23	DANIELTA DANIEL TAKAYAMA	791.62	
1411	09/22/23	DEBLASIO DEBLASIO & ASSOCIATES	0.00	09/22/23
1412	09/22/23	DEBLASIO DEBLASIO & ASSOCIATES	13,492.99	
1413	09/22/23	GRAIN GRAINGER	247.24	
1414	09/22/23	HERAL SEAWAVE CORPORATION	6,042.53	
1415	09/22/23	KARAV005 KARAVAN & MORRIS	8,627.50	
1416	09/22/23	KEENC KEEN COMPRESSED GAS	22.74	
1417	09/22/23	KELLE KELLER & ASSO., J.J.	914.00	
1418	09/22/23	KENNYMAR MARTIN KENNY	2,520.00	
1419	09/22/23	LACAL LACAL EQUIPMENT, INC.	1,213.92	
1420	09/22/23	LOWES LOWE'S	525.28	
1421	09/22/23	MARAS005 MMA-TRION	381.30	
1422	09/22/23	MARSHMCL MARSH & MCLENNAN AGENCY, LLC	7,500.00	
1423	09/22/23	MGLFO MGL PRINTING SOLUTIONS	630.00	
1424	09/22/23	MOTTMAC MOTT MACDONALD	3,913.25	
1425	09/22/23	NATIO020 NATIONWIDE SCREENING SERVICES	10.00	
1426	09/22/23	ONECA ONE CALL CONCEPTS, INC.	144.43	
1427	09/22/23	PARTNENG PARTNER ASSESSMENT CORP	5,750.00	
1428	09/22/23	PAULS PAUL'S CUSTOM AWARDS & TROPHY	108.00	
1429	09/22/23	PLACECHA CHARLES PLACE	116.21	
1430	09/22/23	PYRZW005 PYRZ WATER SUPPLY CO INC	7,104.00	
1431	09/22/23	QUADIENT QUADIENT FINANCE USA, INC.	3,961.00	
1432	09/22/23	RICHA020 RICHARD E DEAN	195.00	

Check Register By Check Id

1433	09/22/23	RIGGI	RIGGINS, INC.	8,449.82
1434	09/22/23	SEAGE	SEA GEAR MARINE SUPPLY INC.	4,440.19
1435	09/22/23	SEASHACE	SEASHORE ACE #10926	1,371.39
1436	09/22/23	SHBED	STONE HARBOR BD OF EDUCATION	648,535.50
1437	09/22/23	SHORE005	SHORE ANIMAL CONTROL SERV.,LLC	2,375.00
1438	09/22/23	SJLGC	S.JERSEY LIFEGUARD CHIEF'S	720.00
1439	09/22/23	STAPLEBU	STAPLES BUSINESS ADVANTAGE	84.12
1440	09/22/23	TRES6	TREASURER, STATE OF NEW JERSEY	146,518.39
1441	09/22/23	USABL	U.S.A. BLUE BOOK	4,010.47
1442	09/22/23	USTREASU	UNITED STATES TREASURY	82.47
1443	09/22/23	VERI1	VERIZON WIRELESS	709.36
1444	09/22/23	VERIZFIR	VERIZON WIRELESS	173.55
1445	09/22/23	VERKIOSK	VERIZON WIRELESS	419.40
1446	09/22/23	WBMASONI	W.B. MASON	251.94
1447	09/22/23	WESTE	WESTERN PEST SERVICES	266.00
1448	09/22/23	WETLA	WETLANDS INSTITUTE	26,750.00

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount</u>
<u>Void</u>					
0.00	Checks:	58	2	990,805.57	
<u>0.00</u>	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	
0.00	Total:	58	2	990,805.57	

Totals by Year-Fund		Fund	Budget Total	Revenue Total
Fund Description	Total			
G/L Total				
CURRENT FUND		2-01	188.50	0.00
0.00	188.50			
CURRENT FUND		3-01	929,632.17	0.00
0.00	929,632.17			
		3-03	2,229.89	0.00
0.00	2,229.89			
		3-09	47,590.51	
			<u>0.00</u>	<u>47,590.51</u>
Year Total:	979,452.57		0.00	0.00
				979,452.57
GENERAL CAPITAL		C-04	1,913.26	0.00
0.00	1,913.26			
UTILITY CAPITAL		U-08	9,251.24	0.00
0.00	9,251.24			
		Total of All Funds:	<u>990,805.57</u>	0.00
0.00	990,805.57			