

**MINUTES OF THE MEETING OF MAYOR AND COUNCIL OF  
THE BOROUGH OF STONE HARBOR HELD IN THE MUNICIPAL BUILDING  
October 17, 2023**

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

**ROLL CALL**

Judith M. Davies-Dunhour, Mayor  
Emily Dillon, Borough Clerk  
Marcus Karavan, 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.

**MOTION CONCERNING THE MINUTES**

Since all members of Council have been provided with a copy of the minutes of the Work Session and the Regular Meeting of September 5<sup>th</sup> and September 19<sup>th</sup> 2023, if there are no additions or corrections, I move we dispense with the reading of the minutes and that they be approved.

**Motion:** Gensemer    **Second:** Parzych  
**Dallahan:** Yes    **Foschini:** Yes    **Parzych:** Yes    **Casper:** Yes    **Gensemer:** Yes    **Moore:** Yes

**Public Comment:**

Suzanne Walters, 115 92<sup>nd</sup> Street- Ms. Walters states her opposition of ordinance 1657 regarding side yard setbacks and states it takes away from homeowners properties and feels the suggestions presented by the Planning Board need to be incorporated into the ordinance. Ms. Walters states there is no rush to implement this ordinance and suggests Council hire a consultant to review the zoning code.

Joan Piotrowski, 256 98<sup>th</sup> Street- Ms. Petrosky comments on ordinance 1657 regarding side yard setbacks and states the planning board discussion the night before caused confusion and urges council not to act quickly on this without getting more information and answers.

Steve Harbaugh, Harbaugh Custom Homes- Mr. Harbaugh states in his extensive years of experience building homes, approving ordinance 1657 regarding side yard setbacks would cause a detriment architecturally.

Lindsay Dickinson, 276 90<sup>th</sup> Street- Ms. Dickinson states she agrees with the previous comments opposing ordinance 1657 regarding side yard setbacks and urges council not to move forward with

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this ordinance. Ms. Dickinson questions the process regarding this ordinance moving forward. Mayor Davies-Dunhour explains the ordinance will be on the November 7<sup>th</sup> meeting for second reading and public hearing, after giving the Planning Board 35 days to review the ordinance. Mayor further explains the agenda and supporting documents will be posted on the website the Friday prior to the November 7<sup>th</sup> meeting and states the public can reach out to council with any comments or concerns regarding the ordinance.

Harry Hill, 21 94<sup>th</sup> Street- Mr. Hill states he is against ordinance 1657 regarding side yard setbacks as it reduces property taxes and value.

David Hoy, 125 107<sup>th</sup> Street- Mr. Hoy states his opposition towards ordinance 1657 as it devalues properties.

Scott Peter, 11825 Paradise Drive- Mr. Peter states he opposes ordinance 1657 and suggests the borough hire a consultant to review the zoning ordinances.

Kara Sweet, 23 Stone Court- Ms. Sweet states changing the side yard setbacks will also determine how property owners utilize their rear setbacks and states ordinance 1657 refers only to larger lots and the smaller lots should also be considered. Ms. Sweet concurs with previous comments on suggesting the borough hire consultant for zoning review.

Mike Mann- Mr. Mann mentions council introduced ordinance 1657 regarding setbacks after the summer season and feels many residents are not here in the off season and should have the opportunity to give their input. Mr. Mann states he feels passing this ordinance will result in unintended consequences for the borough and decreasing property values.

Kat McLaughlin, 19 81<sup>st</sup> Street- Ms. McLaughlin states she is addressing Mayor and Council personally and professionally regarding ordinance 1657 as she has been a long-time Stone Harbor resident. Ms. McLaughlin states she has several of her clients express their opposition for ordinance 1657 regarding side yard setbacks concerning the loss of property and its value. Ms. McLaughlin suggests council create a commission consisting of professionals, residents, and anyone impacted to research and determine the feasibility of any proposed amendments to zoning ordinances. Ms. McLaughlin voices her concern that residents were not properly notified and the ordinance introduced did not include the planning board's recommendations. Ms. McLaughlin implores council to not rush into this ordinance without proper evaluation from professionals.

April Blase, 10416 2<sup>nd</sup> Avenue- Ms. Blasé states she concurs with Ms. McLaughlin's previous comments and has major concerns regarding not being notified about ordinance 1657 as well as council not incorporating the planning board's recommendations.

No further comments were made.

Mayor Judy Davies-Dunhour Closed Public Comment.

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Council discusses the appropriateness of discussing ordinance 1657 at this time. Borough Solicitor Marcus Karavan explains the official recommendations of the Planning Board have not been received or considered by Council, and suggests Council schedule a time for the discussion or wait for the scheduled public hearing.

**Motion is made to discuss ordinance 1657 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.**

**Motion:** Gensemer    **Second:** Parzych  
**Dallahan:** Yes      **Foschini:** Yes    **Parzych:** Yes    **Casper:** No      **Gensemer:** Yes    **Moore:** Yes

Councilmember Parzych mentions the version of ordinance 1657 that was introduced by Council without the Planning Board’s suggestions is what is included in the September 19<sup>th</sup> meeting documents on the website. Mrs. Parzych states Council will consider all of the public comment regarding ordinance 1657 and will continue the discussion further on the date of the public hearing for November 7<sup>th</sup>.

**NEW BUSINESS**

**Resolution 2023-S-207**      Resolution Approving the 2022 Annual Audit Report

**Motion:** Gensemer    **Second:** Moore  
**Dallahan:** Yes      **Foschini:** Yes    **Parzych:** Yes    **Casper:** Yes      **Gensemer:** Yes      **Moore:** Yes

**Resolution 2023-S-208**      Resolution for the Revised Personnel Policies and Procedures Manual and the Employee Handbook

**Motion:** Dallahan    **Second:** Gensemer  
**Dallahan:** Yes      **Foschini:** Yes    **Parzych:** Yes    **Casper:** Yes      **Gensemer:** Yes      **Moore:** Yes

**Resolution 2023-S-209**      Resolution Authorizing the Award of a Professional Services Contract for Special Counsel

**Motion:** Foschini    **Second:** Moore  
**Dallahan:** Yes      **Foschini:** Yes    **Parzych:** Yes    **Casper:** Yes      **Gensemer:** Yes      **Moore:** Yes

**Resolution 2023-S-2010**      Resolution for Final Change Order- Beach ADA Ramp and Pavilion Replacement at 88<sup>th</sup> at 101<sup>st</sup> Streets

**Motion:** Parzych    **Second:** Casper  
**Dallahan:** Yes      **Foschini:** Yes    **Parzych:** Yes    **Casper:** Yes      **Gensemer:** Yes      **Moore:** Yes

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

**Motion:** Moore      **Second:** Dallahan

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Dallahan: Yes      Foschini: Yes      Parzych: Yes      Casper: Yes      Gensemer: Yes      Moore: Yes

**Resolution 2023-S-211**      A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Public Meetings Act, N.J.S.A. 10:4-12- Employment

**Motion:** Gensemer      **Second:** Dallahan  
Dallahan: Yes      Foschini: Yes      Parzych: Yes      Casper: Yes      Gensemer: Yes      Moore: Yes

**Council enters Closed Session at 6:15PM.**

**Motion to end Closed Session and return to the public meeting.**

**Motion:** Dallahan      **Second:** Parzych  
Dallahan: Yes      Foschini: Yes      Parzych: Yes      Casper: Yes      Gensemer: Yes      Moore: Yes

**Council reenters the public meeting at 6:47PM.**

**Public Comment: None.**

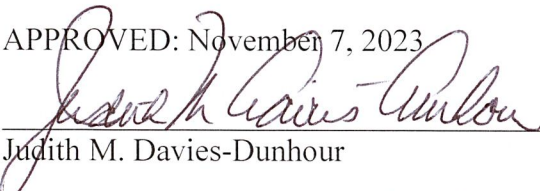
Public Comment Closed.

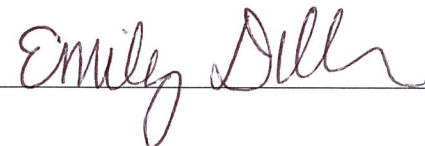
**MOTION TO ADJOURN**

**Motion:** Dallahan      **Second:** Foschini  
Dallahan: Yes      Foschini: Yes      Parzych: Yes      Casper: Yes      Gensemer: Yes      Moore: Yes

The Regular Meeting of Mayor and Council was adjourned at 6:49 PM.

APPROVED: November 7, 2023

 \_\_\_\_\_, Mayor  
Judith M. Davies-Dunhour

ATTEST:  \_\_\_\_\_, Borough Clerk

Check Register By Check Id

Range of Checking Accts: NEWDISBURSEMENT to NEWDISBURSEMENT Range of Check Ids:  
 1510 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			
1510	10/20/23	ABSSI A.B.S. SIGN COMPANY	1,595.00	
1511	10/20/23	ACELE ATLANTIC CITY ELECTRIC CO.	0.00	10/20/23
1512	10/20/23	ACELE ATLANTIC CITY ELECTRIC CO.	13,159.74	
1513	10/20/23	ACESEWER ATLANTIC CITY ELECTRIC	1,566.83	
1514	10/20/23	ACESTLIG ATLANTIC CITY ELECTRIC	638.62	
1515	10/20/23	ACEWATER ATLANTIC CITY ELECTRIC	15,442.03	
1516	10/20/23	ALBRE005 ALBRECHT INDUSTRIES, INC	1,664.00	
1517	10/20/23	ALLISONU ALLISON UNDERWOOD	262.50	
1518	10/20/23	BARBERSO H BARBER & SONS, INC.	871.80	
1519	10/20/23	BLAKARAV BLANEY & DONOHUE, PC	3,286.00	
1520	10/20/23	CAPEMINI CAPE MINING & RECYCLING, LLC	270.48	
1521	10/20/23	CAPRI CAPRIONI PORTABLE TOILETS	875.00	
1522	10/20/23	CARAH005 CARAHSOFT TECHNOLOGY CORP	114,684.57	
1523	10/20/23	CASAP CASA PAYROLL SERVICES	362.90	
1524	10/20/23	CASAREPO CASA REPORTING SERVICES	578.56	
1525	10/20/23	CASHMERE CATHERINE CASHMERE	150.00	
1526	10/20/23	CHOFF COURT HOUSE OFFICE SUPPLIES	33.90	
1527	10/20/23	CINTA005 CINTAS CORPORATION #100	5,013.85	
1528	10/20/23	CLEGG CLEGG'S GARAGE	932.72	
1529	10/20/23	CMCCL CAPE MAY COUNTY CLERK	295.37	
1530	10/20/23	COMCA COMCAST	311.17	
1531	10/20/23	COMCA1ST COMCAST	10.04	
1532	10/20/23	COMCAPOL COMCAST	417.60	
1533	10/20/23	CONSTELL CONSTELLATION NEWENERGY INC	1,276.43	
1534	10/20/23	CRAFTSNA NANCY C. CRAFTS	240.00	
1535	10/20/23	CRAIGSAT CRAIG SATCHELL	1,500.00	
1536	10/20/23	DEBLASIO DEBLASIO & ASSOCIATES	0.00	10/20/23
1537	10/20/23	DEBLASIO DEBLASIO & ASSOCIATES	34,783.67	
1538	10/20/23	DIVER IIA Lifting Services, Inc	1,904.15	
1539	10/20/23	DRAEGER DRAEGER, INC.	120.00	
1540	10/20/23	FEDEXPRE FED EX	64.89	
1541	10/20/23	GARDE005 GARDEN STATE LABORATORIES, INC	400.00	
1542	10/20/23	GARYS GARY'S AUTOMOTIVE SERVICE	127.50	
1543	10/20/23	HERAL SEAWAVE CORPORATION	516.48	
1544	10/20/23	HIGHTECH HIGH-TECH COPIERS & FAX, LLC	75.00	
1545	10/20/23	HOOVER HOOVER TRUCK CENTERS	219.23	
1546	10/20/23	JAMESGAL JAMES & JACLYN GALBALLY	6,133.70	
1547	10/20/23	JUSTR005 JUST RIGHT TV	2,400.00	
1548	10/20/23	KEENC KEEN COMPRESSED GAS	354.66	
1549	10/20/23	MALWAREB MALWAREBYTES CORPORATION	2,454.65	
1550	10/20/23	MIGHTYAU MIGHTY AUTO PARTS OF SJ	30.91	
1551	10/20/23	MODER MODERN GROUP POWER SYSTEMS	11,287.00	
1552	10/20/23	MOTOR MOTOROLA SOLUTIONS, INC.	5,695.00	
1553	10/20/23	MOTTMAC MOTT MACDONALD	2,542.21	

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1554	10/20/23	MYRONINC MYRON CORPORATION	357.26
1555	10/20/23	ONECA ONE CALL CONCEPTS, INC.	181.61
1556	10/20/23	PEMBE005 PEMBERTON ELECTRICAL SUPPLY LL	1,039.00
1557	10/20/23	PHILA PHILADELPHIA BUSINESS FORMS CO	484.00
1558	10/20/23	POUDRIER RAYMOND POUDRIER	19.59
1559	10/20/23	QUADIEN T QUADIEN T FINANCE USA, INC.	3,961.00
1560	10/20/23	REITFUEL REIT FUEL OIL CO	1,956.50
1561	10/20/23	RIGGI RIGGINS, INC.	15,248.25
1562	10/20/23	RYDIN RYDIN DECAL	2,701.70
1563	10/20/23	SCHU2 SCHULER SECURITY, INC.	565.00
1564	10/20/23	SEASHACE SEASHORE ACE #10926	293.29
1565	10/20/23	SHBEACHH STONE HARBOR BEACH HOUSE	2,040.00
1566	10/20/23	SHEMBROI STONE HARBOR EMBROIDERY	323.00
1567	10/20/23	SHMUSEUM STONE HARBOR MUSEUM	15,250.00
1568	10/20/23	SOKOR MATTHEW SOKORAI	66.00
1569	10/20/23	STAPLEBU STAPLES BUSINESS ADVANTAGE	623.12
1570	10/20/23	STOCK STOCKTON UNIVERSITY	1,761.83
1571	10/20/23	SURENIAN SURENIAN, EDWARDS & NOLAN LLC	481.00
1572	10/20/23	TOSHPOLI TOSHIBA BUSINESS SOLUTIONS,USA	609.05
1573	10/20/23	TRES6 TREASURER, STATE OF NEW JERSEY	148,134.45
1574	10/20/23	UNITEDRE UNITED RENTALS (NO.AMERICA)INC	1,294.00
1575	10/20/23	VERI1 VERIZON WIRELESS	657.66
1576	10/20/23	VERIZFIR VERIZON WIRELESS	173.79
1577	10/20/23	VERKIOSK VERIZON WIRELESS	419.40
1578	10/20/23	VERWIRPD VERIZON WIRELESS	402.85
1579	10/20/23	WBMASONI W.B. MASON	256.26
1580	10/20/23	BANKOFAM BANK OF AMERICA	350.00

report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount</u>
void				
0.00	Checks: 69	2	434,197.77	
0.00	Direct Deposit: 0	0	0.00	
0.00	Total: 69	2	434,197.77	

