

**MINUTES OF THE MEETING OF MAYOR AND COUNCIL OF  
THE BOROUGH OF STONE HARBOR HELD IN THE MUNICIPAL BUILDING**

**November 21, 2023**

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The meeting was called to order by Mayor Judith M. Davies-Dunhour at 5:37PM.

**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 is made to add resolution 2023-S-224 Resolution to Appoint a Part Time Firefighter to the agenda and remove resolution 2023-S-220 Resolution Authorizing a Shared Services Agreement for Snow Plow/Ice Removal on County Roads from the agenda.**

**Motion:** Dallahan

**Second:** Foschini

Dallahan: Yes

Foschini: Yes

Parzych: Yes

Casper: Yes

Gensemer: Yes

Moore: Yes

**Dock Hearing:**

- Channel Marine Construction Inc., 10518 Golden Gate

Lauren Plasket appeared before Council and was sworn in by Solicitor, Steven Morris.

The Mayor asked if anyone was here to speak for or against the application, and no comments were made.

**Motion is made to approve the dock permit application.**

**Motion:** Parzych

**Second:** Dallahan

Dallahan: Yes

Foschini: Yes

Parzych: Yes

Casper: Yes

Gensemer: Yes

Moore: Yes

**Public Comment:**

Kevin Fischer, 338 93<sup>rd</sup> Street- Mr. Fischer states he opposes the combination of the Planning and Zoning Boards as they operate independently with different roles. Mr. Fischer states combing the boards would be a detriment to Stone Harbor and an insult to the board members.

Suzanne Walters, 115 92<sup>nd</sup> Street- Ms. Walters comments on the resolution regarding the contract for the design and construction for the COAH property and questions if administration can provide the public an accounting breakdown of how much and where the funds have been spent concerning affordable housing. Mayor Davies-Dunhour states the A&F Committee will be tasked to compile the information.

Angelo Caracciolo, 11861 Paradise- Mr. Caracciolo states he supports Council tabling the ordinance to combine the planning and zoning boards and suggests Council obtain more feedback from the professionals.

Geoff Woolery, Stone Harbor Property Association member- Mr. Woolery states there are currently several projects occurring in the Borough that could have been approached more efficiently. Mr. Woolery acknowledges the current projects Council is facing are more complex and requires a defined and consistent work process.

John McAllister, 281 101<sup>st</sup> Street, Zoning Board Member- Mr. McAllister states the planning and zoning board lack support in their decision-making processes and does acknowledge the

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communication between the boards need improvement. Mr. McAllister supports the position of a professional planner that could advocate and assist the boards.

Kara Sweet, 23 Stone Court- Ms. Sweet urges Council to enforce a more thoughtful approach to zoning issues and supports the idea of hiring a professional planner to provide clarity to the board members and residents throughout the zoning process. Ms. Sweet acknowledges the passing of her neighbor Kim Park and mentions she struggled for years with zoning issues and will continue to fight in her honor.

Mary Packer, 111 117<sup>th</sup> Street- Ms. Packer states it is critical Council revisit the topic of setbacks and address what is permitted within the setbacks.

No further comments were made.

Mayor Judy Davies-Dunhour Closed Public Comment.

**NEW BUSINESS**

**Resolution 2023-S-219** Resolution Awarding a Contract for the Design and Construction Administration for the Improvements to 10206 Third Ave., a Borough Owned Residential Structure

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

**Resolution 2023-S-220** Resolution Acknowledging and Approving a Grant Application to the New Jersey Department of Community Affairs for the American Rescue Plan Firefighters Grant Program Funds

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

**Resolution 2023-S-221** Resolution Appointing SLEO Class II Officer

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

**Resolution 2023-S-222** Resolution Authorizing the Award of a Professional Services Contract for Conflict Labor Counsel

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

**Resolution 2023-S-223** Resolution for Change Order No. 2 Final- Reconstruction of 122<sup>nd</sup> Street

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

**Resolution 2023-S-224** Resolution to Appoint a Part Time Firefighter

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

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**Public Comment:**

John Schmidt, Middle Township- Mr. Schmidt thanks Mayor and Council for the cancellation of the special meeting and suggests administration familiarize themselves with the regulations of the Open Public Meetings Act. Mr. Schmidt states the topic of combining the planning and zoning boards is an important decision and should not be rushed and addressed in the new year. Mr. Schmidt questions if the solicitor was involved with discussions with Councilmembers regarding conflicts of interest of appointing board members or involvement with the Local Government Ethics Board. Mr. Schmidt mentions that all financial disclosure statements submitted to the state are all temporarily redacted due to Daniel’s Law.

**MOTION TO ADJOURN**

**Motion:** Dallahan

**Second:** Foschini

Dallahan: Yes

Foschini: Yes

Parzych: Yes

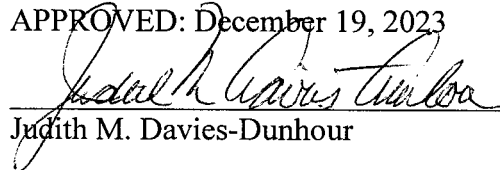
Casper: Yes

Gensemer: Yes

Moore: Yes

The Regular Meeting of Mayor and Council was adjourned at 5:45 PM.

APPROVED: December 19, 2023

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

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

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