

**MINUTES OF THE MEETING OF MAYOR AND COUNCIL OF  
THE BOROUGH OF STONE HARBOR HELD IN THE MUNICIPAL BUILDING  
February 6, 2024**

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The meeting was called to order by Mayor Judith M. Davies-Dunhour at 5:42PM.

**ROLL CALL**

Judith M. Davies-Dunhour, Mayor  
Emily Dillon, Borough Clerk  
Marc DeBlasio, Engineer

**PRESENT**

Councilmembers  
Frank Dallahan  
Victor Foschini  
Bunny Parzych  
Robin Casper  
Jennifer Gensemer  
Tim Carney

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, 2024.

For the record this Council Meeting was held via Video/Telephone Conference in a Zoom format.

**SALUTE TO THE FLAG**

**Resolution 2024-S-44** Resolution to Appoint Solicitor for the Borough of Stone Harbor

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

Councilmember Gensemer reads into the record a brief biography about Anthony Bocchi detailing his career experience and welcomes him to the Borough. Mr. Bocchi joins Mayor and Council on this dais.

**COMMUNICATIONS**

There are no communications.

**Approval of Minutes:**

- Closed Session Meeting Minutes dated September 19, 2023
- Closed Session Meeting Minutes dated October 17, 2023
- Work Session, Regular Meeting and Closed Session Meeting Minutes dated December 5, 2023
- Work Session and Regular Meeting Minutes dated December 19, 2023
- Reorganization Meeting Minutes dated January 2, 2024
- Work Session and Regular Meeting Minutes dated January 16, 2024

**Councilmember Parzych requests to approve the minutes with the exclusion of the Closed Session Meeting minutes dated September 19, 2023 for revision.**

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

**Public Comment:**

Pete Lengel, 543 Goshen Road- Mr. Lengel states working at and owning a local business he understands the need for paid parking and states free parking is not acceptable. Mr. Lengel states visitors are not opposed to paying to park but the regulations need to be better displayed and suggests Council consider a few kiosks around the business district and provide ambassadors to assist the public in navigating the parking system.

John Atwood, 284 102<sup>nd</sup> Street- Mr. Atwood suggests Council contact neighboring municipalities who utilize park mobile and survey how long it took for the community to adjust to the change.

Angelo Caracciolo, 11861 Paradise Drive- Mr. Caracciolo comments on proposed ordinance 1660 and states there is wording including the term "habitable" which per previous conversations should be stricken. Mr. Caracciolo comments on the parking in the Borough and mentions an article he recently read stating the City of Cape May was requesting RFPS for parking services after surveying

the neighboring municipalities and a report was created. Mr. Caracciolo requests a copy of the report showing what neighboring municipalities pay and charge for Park Mobile. Mr. Caracciolo suggests Council make a public statement addressing the public’s concerns regarding parking and also suggests a committee be created following the summer season to review the parkin system.

Marcus Rose, 2 Linden Lane- Mr. Rose comments on proposed ordinance 1661 and states as a resident of Linden Lane he fully supports the changes proposed and has not heard any objections from any surrounding residents.

John Rose, 2 Linden Lane- Mr. Rose thanks Councilmembers for reaching out Linden Lane residents and involving them in the discussions of the potential Zone D ordinance change. Mr. Rose states he has no opposition to this ordinance as it will bring the properties on Linden Lane up to date with the current code.

Lisa Wesler, 8 Linden Lane- Ms. Wesler states her full support for ordinance 1661 and urges Council to approve it. Ms. Wesler thanks Councilmembers and the Planning Board for involving the residents and listening to their concerns and how to improve the issues.

Marnie Lengel, 543 Goshen Road- Ms. Lengel states she contacted the Park Mobile Stone Harbor representative to request a report to determine which zones in the Borough had the highest volume and usage and states she feels implementing eight kiosks would help businesses and visitors who struggled with the app. Ms. Lengel suggests Council consider eliminating some of the parking zones in the lower usage areas and also reimplementing the 15 minute grace period.

No further comments were made.

Mayor Judy Davies-Dunhour Closed Public Comment.

**NEW BUSINESS**

**ORDINANCES FOR FIRST READING AND INTRODUCTION:**

**Ordinance 1660** 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

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

**Ordinance 1661** An Ordinance Amending Chapter 560 of the Revised General Ordinances of the Borough of Stone Harbor Creating the Residential D Zoning District

**Motion to approve ordinance 1661 with the wording “habitable” stricken from the ordinance.**

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

Councilmember Gensemer acknowledges a long-time resident Kim Park who was a dedicated and passionate advocate for the residents of Linden Lane and played a major role in the development of this ordinance.

**Resolutions**

**2024-S-45** Resolution to Extend Employment of Part Time Firefighter

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

**2024-S-46** Resolution Establishing Summer Seasonal Rates for 2024

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

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**2024-S-47** Resolution Adjusting Summer Leaks in Connection with RGO-542-27-G

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

**2024-S-48** Resolution Authorizing the Disposal of Surplus Property

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

**MOTION** – To advertise to go out to bid for the repaving of 96<sup>th</sup> Street.

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

**MOTION** – To appoint volunteer firefighter Ronald DiGiovanni.

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

**MOTION** – To approve the Special Event Application for Oceanview at Avalon Condominium Associations’ Annual Meeting on April 20, 2024.

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

**MOTION** – To approve 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:** Gensemer  
Dallahan: Yes Foschini: Yes Parzych: Yes Casper: Yes Gensemer: Yes Carney: Yes

**2024-S-49** A Resolution 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-Matters Relating to Litigation-  
**Discussion regarding litigation matters: Sweet v Borough of Stone Harbor, Smith v. Borough of Stone Harbor, Borough of Stone Harbor v. RTW and Gallo v. Hafner and Borough of Stone Harbor**

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

**Time into Closed Session: 6:30 PM.**

**Time returned from Closed Session: 7:18 PM.**

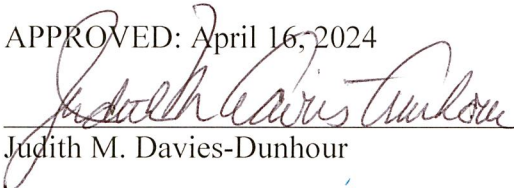
**Public Comment: None.**

**MOTION TO ADJOURN**

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

The Regular Meeting of Mayor and Council was adjourned at 7:20 PM.

APPROVED: April 16, 2024

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

 \_\_\_\_\_, Borough Clerk

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Emily Dillon