

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

**November 5, 2024**

The meeting was called to order by Mayor Judith M. Davies-Dunhour at 5:29PM.

**ROLL CALL**

Judith M. Davies-Dunhour, Mayor  
Emily Dillon, Borough Clerk  
Manny Parada, Business Administrator

**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**

**COMMUNICATIONS**

There are no communications.

**Street Opening Hardship Request Hearing- 233 93<sup>rd</sup> Street**

Albert Siha, property owner of 233 93<sup>rd</sup> Street and his legal counsel Paul Stanton appeared before Council and was sworn in by Solicitor, Anthony Bocchi.

Mr. Stanton provides the reasoning for this hardship request being Mr. Siha currently only has electric and there are no other viable options for connecting to gas, besides opening the street and explains his office has followed the necessary steps per borough ordinance. Mr. Siha explains the property history and states he was unaware at the time of purchasing the property that there was no gas connection to the property. Borough Engineer, Marc DeBlasio, stated he reached out to the gas company and needs to independently verify there are no other viable options before approving the request as well as ensure the road will be re-paved after the opening with flowable fill back cement. Council agrees to approve the hardship request by resolution during the regular meeting contingent upon the Engineer's findings with the gas company as well as his conditions regarding the restoration efforts to of the street.

The Mayor asked if anyone was here to speak for or against the application.

**PUBLIC HEARING:**

Jay Stump 234 93<sup>rd</sup> Street- Mr. Stump provides a history regarding the property and surrounding area and states he is in support of his neighbor's hardship request.

**Public Comment:**

Joselyn Rich, 10410 Sunset Drive- Mrs. Rich states she is appalled regarding Council's discussion for the special event application discussed in the work session. Mrs. Rich states this is a family event on a county road with children everywhere and questions how on the busiest corner of the parade the applicant will implement any control.

Scott Cox, Representative of the New Jersey Fraternal Order of Police Labor Counsel- Mr. Cox addresses Council with the employees of the Stone Harbor Polic Department and states they are here attending this meeting to show their commitment to the Borough and citizens as well as understanding the Borough's current financial issues. Mr. Cox states there is a general feeling amongst the police department of a lack of respect for the department and because their contract expired January 1, 2024 and there has been increases in cost of healthcare, many employees received a pay cut. Mr. Cox states there will be a 17% increase in healthcare beginning in 2025 and requests Council and administration show respect to the department and finalize their contract.

Gina Macconi, 321 96<sup>th</sup> Street- Ms. Macconi thanks the police department for the dedication and commitment to the borough. Ms. Macconi states she is excited to learn the Reeds of Shelter Haven is looking to become more involved in the community and encourages the Reeds to participate in Chamber of Commerce meetings and participate in community wide events.

**OLD BUSINESS**

**ORDINANCE FOR SECOND READING AND CONSIDERATION FOR ADOPTION**

**1672** An Ordinance Providing for the Improvement of Recreational Facilities in and by the Borough of Stone Harbor, in the County of Cape May, New Jersey, and Appropriating \$136,042.54 therefor, Constituting Proceeds of Obligations of the Borough Heretofore Issued

**PUBLIC HEARING: None.**

**Motion:** Gensemer **Second:** Dallahan

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

**NEW BUSINESS**

**ORDINANCE FOR FIRST READING AND INTRODUCTION**

**1673** An Ordinance Amending Chapter 230 of the Municipal Code of the Borough of Stone Harbor- Construction Codes

**Motion:** Parzych **Second:** Dallahan

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

**1674** An Ordinance Amending Chapter 391 of the Municipal Code of the Borough of Stone Harbor- Parking Meters

**Motion:** Dallahan **Second:** Foschini

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

**CONSENT AGENDA**

**Minutes**

- Work Session, Regular and Closed Session Meeting Minutes dated October 1, 2024
- Work Session and Regular Meeting Minutes dated October 1, 2024

**Resolutions**

- 2024-S-199** Resolution Approving a Municipal Housing Liaison
- 2024-S-200** Resolution Approving Conditions for 119<sup>th</sup> Street Dune Vegetation Management Project Regarding Maintenance Pruning
- 2024-S-201** Resolution to Amend the 2024 Budget to Insert Item of Revenue with Off-Setting Appropriation- Body Armor Grant
- 2024-S-202** Resolution Authorizing Refund for Overpayment for Construction Permit Fees
- 2024-S-203** Resolution Authorizing the Use of the Fair and Open Process for 2025 Professional Services Pursuant to N.J.S.A 19:44A-20.4
- 2024-S-204** Resolution Authorizing the Adjustment of Added and Omitted Taxes for the Year 2024
- 2024-S-205** Resolution to Award Bid 2024-02 for Payroll and Human Resources Software Services Contract- Edmunds GovTech
- 2024-S-206** Resolution Authorizing the Transfer of Funds in the 2024 Budget

**Motion is made to approve the consent agenda.**

**Motion:** Carney **Second:** Casper

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

**REGULAR AGENDA**

**2024-S-207** Resolution Granting a Hardship Condition-233 93<sup>rd</sup> Street

Motion is made to approve the hardship with the additional wording added, “ **WHEREAS**, this hardship request is granted contingent on the Borough Engineer independently verifying with the gas company there is no other viable option for the property owner, other than opening the street.”

**Motion is made to adopt the resolution as amended.**

**Motion:** Parzych **Second:** Dallahan

**Dallahan:** Yes **Foschini:** Yes **Parzych:** Yes **Casper:** No **Gensemer:** Yes **Carney:** Yes

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**2024-S-208** Resolution Authorizing Payment of Approved Payrolls and Bills  
**Motion:** Dallahan **Second:** Gensemer  
**Dallahan:** Yes **Foschini:** Yes **Parzych:** Yes **Casper:** Yes **Gensemer:** Yes **Carney:** Yes

**2024-S-209** Resolution Approving Special Event Application

Motion is made to add and adopt a resolution approving a special event application with the wording “ **WHEREAS**, this special event application is being approved contingent on the necessary permit being completed and approved by the New Jersey Division of Alcoholic Beverage Control as well as the Borough Solicitor ensuring the event complies with the municipal code of the Borough of Stone Harbor.” Included.

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

**2024-S-210** 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.- Matters Relating to Litigation

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

**Time into Closed Session:** 6:10PM.

**Time returned from Closed Session:** 6:21PM.

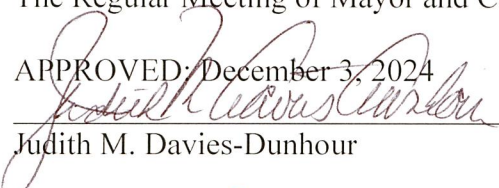
**PUBLIC COMMENT:** None.

**Motion to adjourn.**


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

The Regular Meeting of Mayor and Council was adjourned at 6:23 PM.

APPROVED: December 3, 2024

  
\_\_\_\_\_, Mayor

Judith M. Davies-Dunhour

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

Emily Dillon

