

**MINUTES OF THE WORK SESSION OF MAYOR AND COUNCIL  
OF THE BOROUGH OF STONE HARBOR HELD IN THE  
MUNICIPAL BUILDING  
January 21, 2025**

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The meeting was called to order by Mayor Carney at 5:00 p.m.

**ROLL CALL**

Timothy J. Carney, Mayor  
Emily Dillon, Borough Clerk

**PRESENT**

Councilmembers  
Frank Dallahan  
Victor Foschini  
Bunny Parzych  
Robin Casper  
Jennifer Gensemer

Mayor Carney 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 15, 2025.

**FOR THE RECORD, THIS WORK SESSION WAS HELD VIA VIDEO/TELEPHONE  
CONFERENCE IN A ZOOM FORMAT AS WELL AS IN PERSON**

**SALUTE TO THE FLAG**

**Reports of Standing Committees:**

**Public Safety Committee– Councilmember Dallahan**

Councilmember Dallahan provides the monthly reports for the Police, Beach Patrol and Office of Emergency Management, the full report is on file in the clerk's office.

**Recreation and Tourism- Councilmember Foschini**

Councilmember Foschini states the materials for the 97<sup>th</sup> Street playground have been delivered and site preparation is in progress. Mr. Foschini mentions the Cape May County Open Space grant for the 97<sup>th</sup> Street playground is in the final stages of the approval process and anticipates hearing from the County within the next few weeks. Mr. Foschini states the Borough is preparing to apply for a Green Acres grant to assist in funding the 82<sup>nd</sup> Street playground which will be all inclusive inspired by Jake's Place playgrounds. and states there is a public hearing on the topic on the agenda beginning at 6:30PM. Mr. Foschini states there is a conceptual design for the playground on the Borough's website as well as a survey collecting the community's input and encourages everyone to participate. Mr. Foschini states there will be presentations from the professionals involved in the Green Acres application process as well as a public hearing during tonight's council meeting. Mr. Foschini mentions there are two special event applications that will be on the next agenda for Council's consideration being: Stone Harbor Chamber of Commerce Shive Polar Plunge on March 15<sup>th</sup> from 11am-3pm and the Oceanview at Avalon Condominium Association annual meeting at the recreation building on April 12<sup>th</sup> 9am-12pm.

**Natural Resource Committee – Councilmember Casper**

Councilmember Casper states she was grateful to have chaired the Utilities Committee and looks forward to returning this year as chair of Natural Resources. Ms. Casper states the Point Access Road is in need of the Borough's attention. Mr. DeBlasio explains there was an emergency repair made at the Point Access Road about two years ago and states he met with the NJDEP at the Point recently to reevaluate the situation. Mr. DeBlasio states there has been erosion occurring at the Point and discussions were had with the DEP if the permit for restoration from 2022 is still valid and will update Council when he receives the answer. Ms. Casper states a Go Green Committee was recently held to meet with John Kauterman who volunteers his efforts in maintaining the health and cleanliness of bays and marshes. Ms. Casper states the discussion of the meeting included Mr. Kauterman's concerns for littering occurring because of uncovered dumpsters leaving Seven Mile Island as well as dumping of docks at Nummy Island. Ms. Casper states Mr. Poudrier, the construction official, stated he would research the borough's current ordinance and research the necessary changes.

Work Session, January 21, 2025

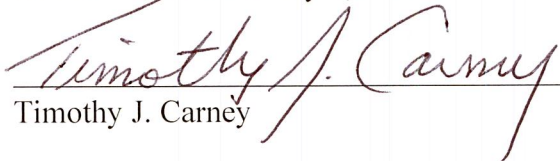
**Discussion**

Mayor Carney asks Mr. DeBlasio to provide an update on the 97<sup>th</sup> Street playground. Mr. DeBlasio states the decorative retaining wall is installed, but due to weather constraints the playground surfacing cannot be installed but anticipates that being completed in the upcoming months.

Councilmember Gensemer mentions Council will be voting on an important resolution on the regular agenda 2025-S-40 Resolution of the Borough of Stone Harbor Committing to Fourth Round Present and Prospective Need Affordable Housing Obligations and states this is a state requirement of the Fair Housing Act for the Borough to approve this resolution. Ms. Gensemer requests the Borough Solicitor comment on the resolution approving the quiet title action that is also on the regular meeting agenda. Mr. Bocchi states the resolution is approving a consent judgement in a connection with an action that was filed regarding a property located at 166 99<sup>th</sup> Street. Mr. Bocchi states the landowners passed years ago and willed the house to their daughter who also passed in 2023. Mr. Bocchi further explains the initial deed was not filed by the Borough to the County and the current family and estate are looking to sell the property but need to file this action due to the deed not be correctly filed years ago.. Mr. Bocchi states this resolution authorizes the Borough to enter into a consent judgement that indicates the Borough has no defense in this claim and allows the family to move on and do what they wish with the property.

The Work Session Meeting of Mayor and Council adjourned at 5:18PM.

APPROVED: February 4, 2025

 , Mayor  
Timothy J. Carney

 , Borough Clerk  
Emily Dillon