

MEETING AT MUNICIPAL BUILDING, 9508 SECOND AVENUE
PRELIMINARY AGENDA FOR COUNCILMEMBERS

REGULAR MEETING

TUESDAY **November 20, 2018** **4:30 p.m.**

SWEARING IN OF NEW COUNCILMEMBER

DOCK HEARING – 551 Berkley Road (1)

ORDINANCE – Set Back Exceptions INTRO (photos attached) (2) Krafczek

Resolution – Reject Bid – Bikeway (3) Kramar

Resolution – Transfer of Funds (4) Gallagher

Resolution – Lutheran Church Agreement (5) Parzych

Suzanne Stanford

From:
Sent:
To:
Subject:



Lauren Plasket <lauren@channelmarineconstruction.com>
Thursday, November 01, 2018 2:54 PM
Suzanne Stanford
551 Berkley Road

Hello Sue,

I would like request to get on the agenda for the 11/20 council meeting please. The subject property is 551 Berkley Rd for the construction of a piers and docks.

Kind Regards,

Lauren Plasket

Channel Marine Construction, Inc.

31 Clermont Drive

Clermont, NJ 08210

Office: 609-967-5600

Fax: 609-624-1225

[Email Me](#) | [Visit our Website](#) | [Like us on Facebook](#)

(2)

**BOROUGH OF STONE HARBOR
CAPE MAY COUNTY, NEW JERSEY**

ORDINANCE NO.

**AN ORDINANCE AMENDING CHAPTER 560-38.D(1)(a) OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF STONE HARBOR AND
REGULATING SETBACK EXCEPTIONS**

WHEREAS, Section 560-31.D(1)(a) of the Zoning Ordinance (the "Ordinance") of the Borough of Stone Harbor (the "Borough") currently permits stairs to be constructed within setback areas; and

WHEREAS, the Stone Harbor Planning Board (the "Planning Board") has determined that the Ordinance should be revised to alter the ability to construct stairs in setbacks, subject to the provisions set forth below.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Stone Harbor, Cape May County, New Jersey, as follows:

Section 1. Section 560-38.D(1)(a) of the Revised General Ordinances of the Borough of Stone Harbor is amended as follows (insertions are underlined, deletions are ~~stricken~~):

D. Setback exceptions.

(1) Notwithstanding the setback requirements set forth in Article IV above, the following shall be permitted in yard spaces in all zoning districts:

(a) Landings/stairs.

[1] For all residential buildings having an elevation at or above design flood elevation, as defined in Chapter 300, stairs or steps leading to a first-floor entrance landing or porch shall be permitted in yard spaces in all zoning districts, provided that no such stairs or steps shall be located less than five (5') feet from a front property line or less than 3 1/2 feet from a side or rear property line, except in the Residential C Zoning District, where no such stairs or steps shall be located less than two feet from a side property line.

[2] For all residential buildings having an elevation below design flood elevation as defined in Chapter 300, stairs or steps leading directly to a first-floor entrance landing or a porch shall be permitted in yard spaces in all zoning districts, provided that no such stairs or steps shall be located less than five feet from a property line, except in the Residential C Zoning District, where no such stairs or steps shall be located less than two feet from a side property line.

[3] Landings shall be permitted in front yard setbacks; provided that no such landing shall (i) be located less than five (5') feet from a front property line; nor (ii) be elevated above eight (8') feet (NAVD 1988).

[4] Landings not exceeding five (5') feet in length or five (5') feet in width shall be permitted in side yard and rear yard setbacks; provided that no such landing shall (i) be located less than five (5') feet from a property line, except in the Residential C Zoning District, where no such landing shall be located less than two (2') feet from a side or rear property line; nor (ii) be elevated above design flood elevation.

Section 2. If any portion of this ordinance is determined to be invalid by a Court of competent jurisdiction, that determination shall have no effect upon the remainder of this Ordinance, which shall remain valid and operable.

Section 3. All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, be and the same are hereby repealed.

Section 4. This Ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

APPROVED:

Judith Davies-Dunhour, Mayor

ATTEST:

Suzanne C. Stanford, Borough Clerk

**BOROUGH OF STONE HARBOR
CAPE MAY COUNTY, NEW JERSEY**

ORDINANCE NO.

**AN ORDINANCE AMENDING CHAPTER 560-38.D(1)(a) OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF STONE HARBOR AND
REGULATING SETBACK EXCEPTIONS**

WHEREAS, Section 560-31.D(1)(a) of the Zoning Ordinance (the "Ordinance") of the Borough of Stone Harbor (the "Borough") currently permits stairs to be constructed within setback areas; and

WHEREAS, the Stone Harbor Planning Board (the "Planning Board") has determined that the Ordinance should be revised to alter the ability to construct stairs in setbacks, subject to the provisions set forth below.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Stone Harbor, Cape May County, New Jersey, as follows:

Section 1. Section 560-38.D(1)(a) of the Revised General Ordinances of the Borough of Stone Harbor is amended as follows (insertions are underlined, deletions are ~~stricken~~):

D. Setback exceptions.

(1) Notwithstanding the setback requirements set forth in Article IV above, the following shall be permitted in yard spaces in all zoning districts:

(a) Landings/stairs.

[1] ~~When elevating a building to be~~ For all residential buildings having an elevation at or above base design flood elevation, as defined in Chapter 300, stairs or steps leading to an a first-floor entrance landing or porch shall be permitted in yard spaces in all zoning districts, provided that such landing shall not exceed five feet in width or five feet in depth, and further provided that no such stairs or steps shall be located less than five (5') feet from a front property line or less than 3 1/2 feet from a side or rear property line, except in the Residential C Zoning District, where no such stairs or steps shall be located less than two feet from a side property line.

[2] ~~For all residential buildings having an elevation below design flood elevation as defined in Chapter 300, S~~ stairs or steps leading directly to an a first-floor entrance landing or to a porch an entrance landing of a building that does not comply with minimum elevation requirements shall be permitted in yard spaces in all zoning districts, provided that such landing shall not exceed five feet in width or five feet in depth and shall not exceed six feet in height, and further provided that no such stairs or steps shall be located less than five feet from a property line, except in the Residential C Zoning District, where no such stairs or steps shall be located less than two feet from a side property line.

[3] Landings shall be permitted in front yard setbacks; provided that no such landing shall (i) be located less than five (5') feet from a front property line; nor (ii) be elevated above eight (8') feet (NAVD 1988).

[4] Landings not exceeding five (5') feet in length or five (5') feet in width shall be permitted in side yard and rear yard setbacks; provided that no such landing shall (i) be located less than five (5') feet from a property line, except in the Residential C Zoning District, where no such landing shall be located less than two (2') feet from a side or rear property line; nor (ii) be elevated above design flood elevation.

Section 2. If any portion of this ordinance is determined to be invalid by a Court of competent jurisdiction, that determination shall have no effect upon the remainder of this Ordinance, which shall remain valid and operable.

Section 3. All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, be and the same are hereby repealed.

Section 4. This Ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

APPROVED:

Judith Davies-Dunhour, Mayor

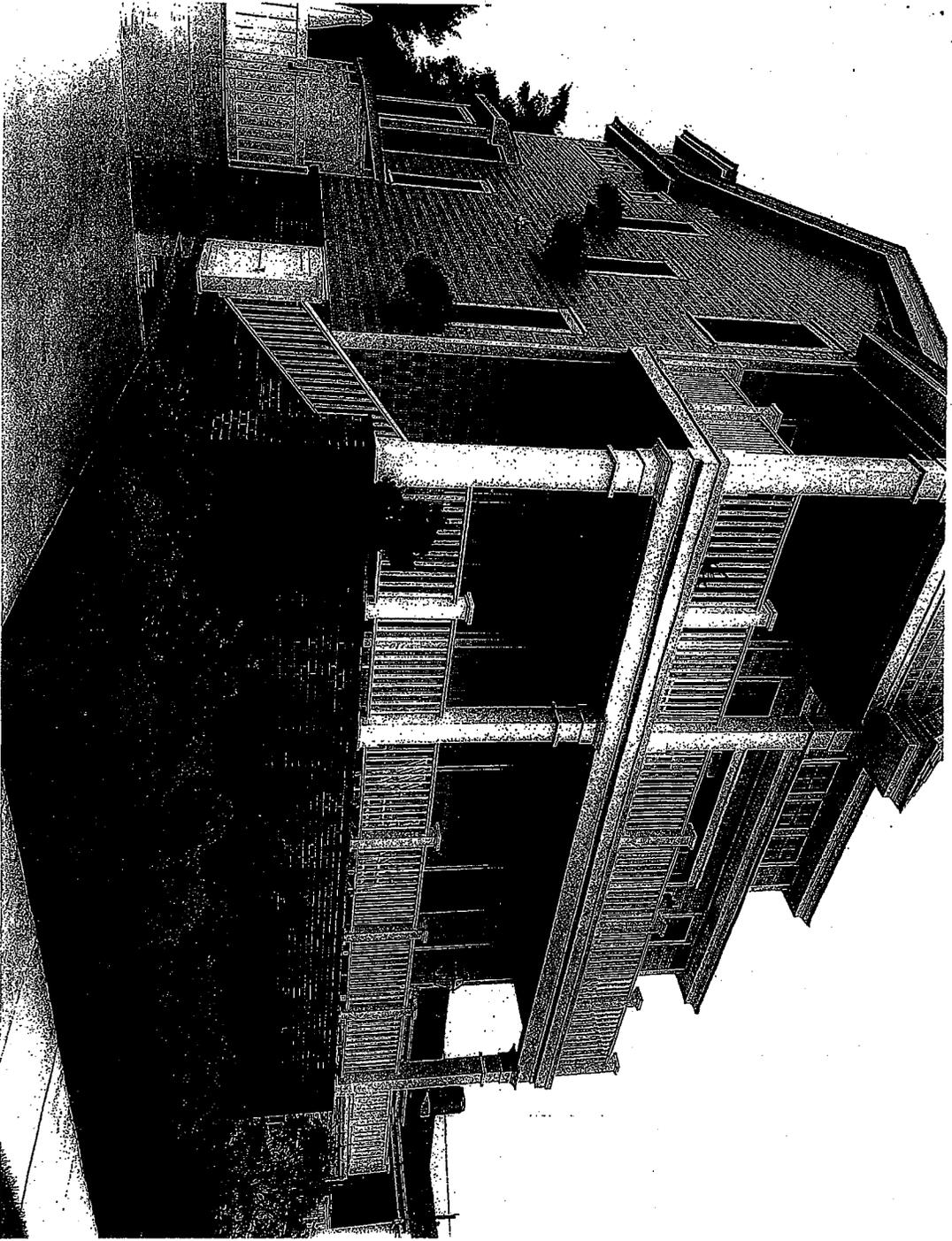
ATTEST:

Suzanne C. Stanford, Borough Clerk

9815 CORINTHAN



10022 S VUSFT



(3)

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

RESOLUTION REJECTING BID FOR OPEN SPEACE BIKEWAY INITIATIVE

WHEREAS, on October 24, 2018, the Borough received one (1) bid for Open Speace Bikeway Initiative File #05-10-U-083; and

WHEREAS, under the specifications and under law, the Borough reserves to itself the right to reject all bids; and

WHEREAS, the bid submitted on October 24, 2018 exceeded the engineer's estimate of cost for the project;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Stone Harbor, County of Cape May, State of New Jersey, duly assembled in public session this 20th day of November, 2018, as follows:

1. That the preamble of this Resolution is hereby incorporated by reference as if set forth here at length;
2. That the bid received on October 24, 2018 by the Borough Clerk in connection with Open Space Bikeway Initiative be and is hereby rejected by the Borough in the exercise of its discretion to do so under law.

Offered by Seconded by.....

The above resolution was duly adopted by the Borough Council of the Borough of Stone Harbor, New Jersey, at a meeting of said Council duly held on theday of, 2018

.....
Borough Clerk

The above resolution approved this day of....., 2018

.....
Mayor

(H)

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS

BE IT RESOLVED by the Mayor and Council of the Borough of Stone Harbor that the following transfers of 2018 appropriations are hereby approved in accordance with N.J.S.A 40A:4-58:

From:

Beach – Salaries & Wages 8-01-28-380-101 \$ 6,500.00

To:

Beach – Beach Tags 8-01-28-380-256 \$ 6,500.00

Offered by Seconded by.....

The above resolution was duly adopted by the Borough Council of the Borough of Stone Harbor, New Jersey, at a meeting of said Council duly held on the day of, 2018

.....
Borough Clerk

The above resolution approved this day of....., 2018

.....
Mayor

Suzanne Stanford

From: Jim Craft
Sent: Wednesday, November 14, 2018 1:33 PM
To: Suzanne Stanford; Jill Gougher
Subject: Budget Transfer for Next Meeting

Sue,

Please add the following budget transfer to the next meeting:

From:
8-01-28-380-101 Beach – Salaries and Wages \$6,500.00

To:
8-01-28-380-256 Beach – Beach Badges \$6,500.00

James Craft, CPA, RMA, QPA
Chief Financial Officer
Borough of Stone Harbor
9508 Second Avenue
Stone Harbor, NJ 08247

609.368.6808

www.stone-harbor.nj.us



"The Seashore at its Best"