

**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~~ base design flood elevation, as defined in Chapter 300, stairs or steps leading to ~~an a first-floor~~ an a first-floor entrance landing ~~or porch~~ 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 five (5') feet from a front property line or less than 3 1/2 feet from a ~~side or rear~~ 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, Sstairs or steps leading directly to ana 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 more than eight (8') feet above base flood elevation.

[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

*Resolution
F.U.I.?*

**PLANNING BOARD
BOROUGH OF STONE HARBOR**

**RESOLUTION NO. 2018-008
AMENDMENT TO THE MASTER PLAN OF THE
BOROUGH OF STONE HARBOR PURSUANT TO N.J.S.A. 40:55D-28**

WHEREAS, the Planning Board of the Borough of Stone Harbor, Cape May County, New Jersey (the "Board") desires to amend the Stone Harbor Master Plan (the "Master Plan") for the purpose of incorporating an amended New Housing Plan Element pursuant to an agreement entered into between the Borough of Stone Harbor and the Fair Share Housing Center; and

WHEREAS, an amended Master Plan has been prepared by the Borough of Stone Harbor (the "Borough") and attached hereto as EXHIBIT A; and

WHEREAS, a public hearing on the proposed amendment to the Master Plan was conducted by the Board on October 22, 2018; and

WHEREAS, the Board finds that the notice provisions of N.J.S.A. 40:55D-13 have been satisfied; and

WHEREAS, the Board has determined that the amendment to the Master Plan satisfies the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Stone Harbor, New Jersey on this 22nd day of October 2018, that the Stone Harbor Master Plan is hereby amended as follows: (1) The amended New Housing Plan Element of the Borough of Stone Harbor, which is attached hereto as EXHIBIT A, shall be included in the Master Plan.

BE IT FURTHER RESOLVED that a certified copy of this Resolution and the Master Plan shall be forwarded to the necessary parties as required by N.J.S.A. 40:55D-1, et seq., including, without limitation, the Cape May County Planning Board.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Clerk of the Borough of Stone Harbor and maintained by the Secretary of the Planning Board.

I hereby certify the foregoing to be an original Resolution of the Borough of Stone Harbor Planning Board adopted and approved at a meeting held on the 22nd day of October, 2018.

Dated: *October 22, 2018* 
Diane Frangiose, Secretary
Stone Harbor Planning Board

Ocean Wind

Leading the way toward
New Jersey's clean energy future

Ocean Wind is a planned utility-scale, offshore wind project being developed by Ørsted – the global leader in offshore wind.

Ørsted received a seabed lease from the Federal Bureau of Ocean Energy Management (BOEM) in 2015 to build an offshore wind farm off the coast of New Jersey, approximately 10 miles from Atlantic City. The lease area can accommodate up to 3500MW, which aligns with Governor Murphy's goal for offshore wind generation by the year 2030.

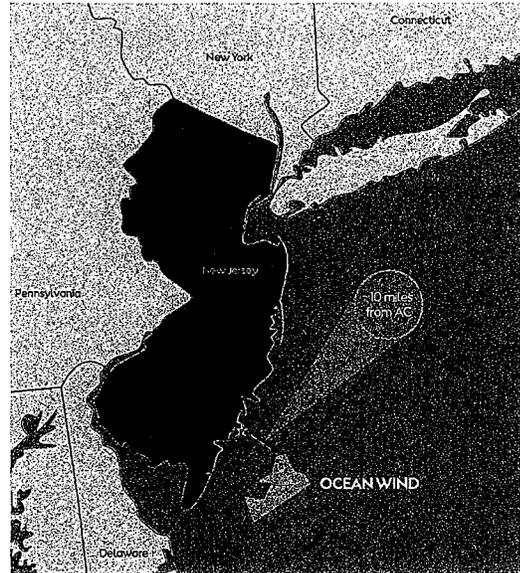
Ocean Wind brings unparalleled expertise and experience in building successful offshore wind projects. Ørsted has built almost a third of the total offshore wind capacity in the world – more than any other company.

Ocean Wind will deliver a significant economic boost and create new jobs in New Jersey. A typical Ørsted project creates 1,000 jobs per year, during a 2-3 year construction cycle and 100 permanent jobs once completed.

Ocean Wind is at the forefront of the permitting process. Permitting expertise keeps projects on schedule and on budget. We are the first project in New Jersey whose Site Assessment Plan was approved by BOEM and the only developer who has undertaken geophysical and geotechnical research and surveying.

Ørsted has opened an office in Atlantic City and is already making significant contributions to the economic viability of the region through its sponsorship and partnership programs with area chambers of commerce, educational institutions and nonprofits.

Contact us at info@oceanwind.com



Approximately 10 miles from Atlantic City



Lease area can accommodate up to 3500MW of offshore wind



First in NJ to receive approval from BOEM for Site Assessment Plan



Ongoing geophysical and geotechnical surveys

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

**A 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. 10:4-12**

WHEREAS, the Borough Council of the Borough of Stone Harbor is subject to certain requirements of the *Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.*, and

WHEREAS, the *Open Public Meetings Act, N.J.S.A. 10:4-12*, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Borough Council of the Borough of Stone Harbor to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

1. *Matters related to purchase, lease, sale or acquisition of real property with public funds.*
2. Possible Litigation/ Attorney-Client Privilege

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stone Harbor, assembled in public session on November 6, 2018 that an Executive Session closed to the public shall be held on November 6, 2018 at or about 4:30 P.M. in the Borough Hall of the Borough of Stone Harbor, 9508 Second Avenue, Stone Harbor, New Jersey, for the discussion of matters relating to the specific items designated above.

Official action may be taken as a result of said executive session.

It is anticipated that, in accordance with law and in a timely manner, the deliberations conducted in closed session may be disclosed to the public upon the determination of the Borough Council that the public interest will no longer be served by such confidentiality.

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

The above resolution approved this day of, 2018

Borough Clerk

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Mayor