

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

**REGULAR MEETING**

**TUESDAY**

**December 18, 2018**

**4:30 p.m.**

**ORDINANCE – 1538 Set Back Exceptions 2<sup>nd</sup> 3<sup>rd</sup> and final - (1) Krafczek**

**Resolution – SLEO II Officers (2) Parzych**

**Resolution – Refund Water Service Fee (3) Krafczek**

**Resolution – Refund Disconnect Fee (4) Kramar**

**Resolution – Reject Bike Pathway Bid (5) Gallagher**

**Resolution – Gov Deals (6) Kramar**

**Retirement message – Joan Kramar**

**Resolution – Closed Session – possible**

**Smugglers Update**

**Church Contract draft**

**Employee Salaries**

(1)

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

**ORDINANCE 1538**

**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

(2)

# BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

## RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Stone Harbor in the County of Cape May and State of New Jersey on this 18<sup>th</sup> day of December, 2018 that the following be appointed as SLEO II Officers, with the Stone Harbor Police Department from December 14, 2018 through April 23, 2019, so they can attend training at the Cape May County Police Academy starting December 15, 2018

Matthew MacCorkle  
Steven Otter  
Keith Santini

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

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

(3)

**RESOLUTION**

**REFUND WATER SERVICE FEE**

**WHEREAS**, GAC Properties LLC applied and paid for an replacement 3/4" meter box & fittings for the jobsite located at Block 90.91 Lot 139, A.K.A. 334 92<sup>nd</sup> Street; and

**WHEREAS**, in accordance with amended ordinance §542-7A, all repairs to the water service shall be the responsibility of the Borough; and

**WHEREAS**, the Utilities Collector requests a refund to GAC Properties LLC in the amount of \$1,513; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stone Harbor, in the County of Cape May and State of New Jersey that a refund check in the amount of \$1,513.00 be issued to GAC Properties LLC, 6419 Game Preserve Road, Schnecksville PA 18078; and

**BE IT FURTHER RESOLVED** that the Tax/Utilities Collector make the proper adjustment in her records.

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

.....

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

Borough Clerk

.....  
Mayor

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

(4)

**RESOLUTION**

**REFUND DISCONNECT FEE**

**WHEREAS**, GFY of Collier County 1, LLC made application to disconnect a 3/4" water service costing \$525.00 which was paid by PPA Realty Group for the jobsite located at Block 96.04 Lot 119, A.K.A. 9815-9825 Third Ave; and

**WHEREAS**, during construction the Director of Construction, Adam Hall, determined that he would like to keep the 3/4" water service; and

**WHEREAS**, the Utilities Collector requests a refund to PPA Realty Group in the amount of \$525.00; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stone Harbor, in the County of Cape May and State of New Jersey that a refund check in the amount of \$525.00 be issued to PPA Realty Group, 134 West Main Street, Leola PA 17540; and

**BE IT FURTHER RESOLVED** that the Tax/Utilities Collector make the proper adjustment in her records.

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

.....

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

Borough Clerk

.....  
Mayor

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

(5)

**RESOLUTION**

**RESOLUTION REJECTING BIDS FOR OPEN SPACE BIKEWAY INITIATIVE**

WHEREAS, on November 28, 2018, the Borough received two (2) bids for Open Space 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 bids submitted on November 28, 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 18<sup>th</sup> day of December, 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 bids received on November 28, 2018 by the Borough Clerk in connection with Open Space Bikeway Initiative be and are hereby rejected by the Borough in the exercise of its discretion to do so under law.
3. That the Borough Clerk is authorized to return the bid bonds of the unsuccessful bidders

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

(6)

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

**Authorizing Disposal of Surplus Property**

WHEREAS, the Borough of Stone Harbor is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Borough is desirous of selling said surplus property in an "as is" condition without express or implied warranties.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stone Harbor, Cape May County, on this 18<sup>th</sup> day of December, 2018 as follows:

(1) The sale of the surplus property shall be conducted through GovDeals pursuant to State Contract A-70967/T2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals is available online at govdeals.com and also available from the Public Works Department of the Borough.

(2) The sale will be conducted online and the address of the auction site is govdeals.com.

(3) The sale is being conducted pursuant to Local Finance Notice 2008-9.

(4) A list of the surplus property to be sold is attached.

(5) The surplus property as identified shall be sold in an "as-is" condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.

(6) The Borough of Stone Harbor reserves the right to accept or reject any bid submitted.

List Attached: December 18, 2018

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**

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**From:** Grant Russ  
**Sent:** Wednesday, December 12, 2018 2:54 PM  
**To:** Suzanne Stanford  
**Subject:** GOVDEALS

Sue,

Here are the items for GOVDEALS:

- 1- 2004 Ford F-250 Utility Body 4x4 with Plow
- 2- 2006 Ford F-250 Utility Body 4x4 with Plow
- 3- 200 Gallon Water Tank with Pump
- 4- Bulk Lot of 12"x12" Paving Stones

Respectfully,

Grant Russ  
Director of Public Works  
Stone Harbor  
CPWM

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

**RESOLUTION**

**WHEREAS**, the Borough of Stone Harbor is currently under contract with Aliano Brothers General Construction, Inc. 2560 Industrial Way, Vineland, N.J. 08360 for Stone Harbor Police Station Expansion Project Number 05-10-U-072; and

**WHEREAS**, it is the recommendation of the Remington & Vernick Engineers, to authorize Change Order No. 4 - Upgrades to the functionality of the Squad Room, Building Monitoring, IT issues and Locker Room spaces for an increase of \$21,254.00.

Original Contract Price	\$ 3,999,600.00
Decrease CO #1	\$ 1,271.36
Amended Price	\$ 3,998,328.64
Increase CO #2	\$ 18,191.52
Amended Price	\$ 4,016,520.16
Increase CO #3	\$ 25,516.00
Amended Price	\$ 4,042,036.16
Increase CO #4	\$ 21,254.00
Amended Price	\$ 4,063,290.16

**WHEREAS**, Change Order No. 4 increased the adjusted contract price amount of \$4,042,036.16 to \$4,063,290.16.

**NOW, THEREFORE, BE IT RESOLVED**, this 18<sup>th</sup> day of December, 2018 by the Borough Council of the Borough of Stone Harbor, in the County of Cape May, and the State of New Jersey, that the preamble of this Resolution is hereby incorporated by reference and that the aforementioned Change Order No. 4 be and hereby is authorized;

**BE IT FURTHER RESOLVED** that the Mayor and the Borough Clerk be and hereby are authorized to execute Change Order No. 4 to increase the amended price by \$ 21,254.00.

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

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

(1)

**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 Relating to employees, the relevant employees having been properly notified in accordance with law.*
2. *Matters related to purchase, lease, sale or acquisition of real property with public funds.*

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stone Harbor, assembled in public session on December 18, 2018, that an Executive Session closed to the public shall be held on December 18, 2018 at or about 4:30 P.M. in the Borough Hall of the Borough of Stone Harbor, 98508 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 the ..... day of ....., 2018

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

Borough Clerk

Mayor