

(17)

Nov 19

BOROUGH OF STONE HARBOR
COUNTY OF CAPE MAY, NEW JERSEY
ORDINANCE NO.1558

AN ORDINANCE AMENDING CHAPTER 475 OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF STONE HARBOR, 1982

Article II
Street Openings and Excavations

[Adopted 9-19-2017 by Ord. No. 1506[1]]

§ 475-4 Application; fee.

A. Application for permission to make an excavation in any Borough street between the curblines, driveways or in any sidewalk area shall be made to the Borough Zoning Official. Such application shall be made on the required application form and shall be signed by the applicant and shall specify:

- (1) The applicant's name, address and phone number (local and out-of-town).
- (2) The name, address and phone number of the person or firm who will be performing the work.
- (3) The length and width of such excavation.
- (4) The purpose for which the excavation is to be made.
- (5) The estimated time required to complete the work and restore the surface.
- (6) Such other information as may be prescribed by the Borough Engineer.

B. An administrative application fee of \$250.00 400 and construction inspection fee of \$1,000.00 shall be paid to the Borough Zoning Office prior to the issuance of the permit for all excavations of less than or equal to six square yards. If said area to be opened, disturbed or undermined exceeds six square yards, the additional yardage shall be classified as "excess yardage," and an additional fee shall be due and payable by the applicant for all yardage in excess of six square yards at a rate of \$10 per square yard.

C. The applicant shall be responsible to provide all additional fees associated with multiple re-inspections that are necessary due to defective workmanship, lack of coordination, lack of work progression and any aspect of work that is unacceptable to the Borough. The Borough Engineer shall advise the applicant, in writing, of said additional fee, if warranted.

D. The area to be opened, disturbed or undermined by the applicant shall be measured and determined by the Office of the Borough Engineer and the Department of Public Works.

E. All utility companies, including companies with existing franchise agreements with public utilities, shall be required to post one general inspection escrow in an amount to be determined by the Engineer based upon the application(s) submitted and the scope of work to be performed and/or an amount estimated and projected to be completed within one (1) calendar year. The general escrow account shall be maintained by the Borough and shall have a minimum balance maintained at all times, which shall not be less than twenty-five percent (25%) of the initial escrow amount required to be posted. All escrow fund balances shall be calculated by the Engineer.-

§§ 475-7 Newly paved streets.

No permit shall be issued for any street opening which would disturb the pavement of any road having been constructed, reconstructed or overlaid until a period of seven years after the completion of said construction, reconstruction or overlay, except in the event of an emergency or hardship as described below. The seven-year period as articulated herein shall be calculated from December 31 of the year in which said road was constructed, reconstructed or overlaid and run seven years thereafter.

A. Emergency opening. In the event that an entity shall be required to open a street and/or roadway

as a result of an emergency, said emergency opening shall be reviewed by the Borough Engineer, and if the said Borough Engineer shall determine that no such emergency existed, then the entity so opening the street and/or roadway shall have a fine imposed upon such entity in the amount of \$5,000 for the first nonemergency opening, a fine of \$10,000 for a second nonemergency opening, and a fine of \$15,000 for a third nonemergency opening.

- B. Hardship condition. In the event in which a property owner has a hardship condition which requires a street opening permit to be issued contrary to Subsection A above, the Borough of Stone Harbor may grant relief if all of the following conditions are met:
- (1) A letter addressed to the Borough, c/o Borough Clerk, is received detailing the hardship and necessity of opening the street in lieu of waiting the prescribed period of time.
 - (2) Upon receipt of the letter, a public meeting date will be set for the Borough Council to take formal action.
 - (3) The property owner making request shall serve a notice to all property owners within 200 feet, by certified mail, return receipt requested, or by personal hand delivery, a minimum of 10 days prior to the public meeting.
 - (4) The property owner shall file a copy of the notice served to adjoining property owners with an affidavit of proof of delivery of notice with the Borough Clerk at least three days prior to the public meeting. The notice must:
 - (a) Identify the property by street address and block and lot.
 - (b) State the reason for the hardship.
 - (c) State the type and size of the utility opening.
 - (d) Advise the adjoining property owners that if they have any objections, they must advise the Borough Clerk, in writing, as to their objections to proposed street opening at least three days in advance of the public meeting.
 - (e) State date and time of public meeting.
 - (f) Be approved by the Borough Clerk prior to mailing.
 - (5) The Borough Council shall consider the request at a public meeting and review all objections received in writing. Approval or denial of the request shall be through formal adoption of a resolution.
 - (6) A request based solely on economic savings shall not be considered and will be automatically denied.
 - (7) An additional fee of \$500.00 will be assessed for all street openings applications located within the asphalt pavement.

APPROVED:

Judith M. Davies-Dunhour, Mayor

ATTEST:

Suzanne C. Stanford, Borough Clerk

(2)

now 19

BOROUGH OF STONE HARBOR
CAPE MAY COUNTY, NEW JERSEY

ORDINANCE NO. 1559

AN ORDINANCE AMENDING CHAPTER 560-35 OF THE
REVISED GENERAL ORDINANCES OF THE BOROUGH OF STONE HARBOR
REGULATING NONCONFORMING LOTS, STRUCTURES AND USES

WHEREAS, Section 560-35 of the Zoning Ordinance (the "Ordinance") of the Borough of Stone Harbor (the "Borough") currently regulates nonconforming lots, structures and uses; and

WHEREAS, there exists within the Borough many pre-existing, isolated, undersized lots which do not meet the Borough's current lot area and lot frontage requirements; and

WHEREAS, in many cases, development on these isolated, undersized lots imposes a clear hardship upon the property owners, which often requires an application for variance relief to the Stone Harbor Zoning Board of Adjustment, exposing both the property owner and the Borough to significant expenditures of time and expense; and

WHEREAS, the Stone Harbor Planning Board (the "Planning Board") has recommended that the Ordinance be revised to provide clear relief to the owners of isolated undersized lots while simultaneously imposing conditions to preserve adequate light, air and open space and to protect the general welfare, all in accordance with 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 560-35 of the Revised General Ordinances of the Borough of Stone Harbor is amended as follows (insertions are underlined, deletions are ~~stricken~~):

560-35 Nonconforming lots, structures and uses.

A. Right to continued existence and expansion in certain cases.

(1) A lawful conforming structure or use which becomes nonconforming by a change in the zoning ordinances of this Borough may be continued upon the lot or in the structure occupied.

(2) No additions to or expansion of nonconforming uses shall be permitted.

(3) Additions to or expansion of conforming structures (containing only conforming uses situated upon nonconforming lots) and additions to or expansions of nonconforming structures (containing only conforming uses) shall be permitted without regard to lot area and lot frontage requirements as long as the addition or expansion does not create, expand or increase any nonconformity. This Subsection A(3) shall not permit the vertical expansion of any improvements located in a required setback area.

(4) Exception to permit raising a nonconforming structure. It shall be lawful to raise a nonconforming structure which is below the Borough's flood elevation requirements as set forth in Chapter 300 up to the Borough's flood elevation requirements as set forth in Chapter 300, provided the nonconforming structure is not otherwise expanded or relocated in such a manner as to increase or create a nonconformity. In so doing, the structure may be disconnected from all utilities without losing its protected status as a nonconforming structure. This § 560-35A(4) shall not relieve any applicant from maximum building height regulations, except as may be permitted by state law.

B. Abandonment/termination of nonconforming uses. Whenever a nonconforming use has been abandoned or changed to a conforming use or to a different nonconforming use, it may

not revert to the previous nonconforming use nor to any other nonconforming use. Discontinuance of a nonconforming use for a period of 18 or more consecutive months shall create a rebuttable presumption of abandonment. Upon the abandonment of any nonconforming use, any subsequent use of the land or structures shall conform to the regulations of the district wherein it is located.

C. Grandfather clause for isolated undersized lots. Any isolated, undersized lot which fails to meet minimum lot area and/or minimum lot frontage requirements may be developed with a single family home without the need for lot area or lot frontage variance relief; provided the following conditions are met:

- (1) In the Residential A and Residential B zoning districts, the property shall have minimum lot area of 5,000 square feet and minimum lot frontage of 50 feet;
- (2) In the Residential C Zoning District, the property shall have minimum lot area of 2,200 square feet and minimum lot frontage of 40 feet; and
- (3) The property shall not have been subdivided otherwise reduced in lot area or lot frontage since September 16, 1986.

~~(1) Any lot which was vacant and in compliance with the bulk requirements of the Borough's Zoning Ordinance on September 16, 1986, when the Borough's Zoning Ordinance was amended, which amendment resulted in the lot being of insufficient size (any measurement) to be built upon, may be built upon if the proposed construction complies with all area regulations except lot area and lot frontage.~~

For the purposes of this § 560-35C, a lot shall not lose its character as an isolated lot if (i) it is only contiguous to another lot in common ownership at a point, or (ii) if it is only contiguous with another lot in common ownership having lot frontage on a different street, court or lane at one or both of the rear lot lines. This Section 560-35C shall be strictly construed to grant relief solely from minimum lot area and lot frontage requirements.

~~(2) Any lot improved with a dwelling substantially constructed by September 16, 1986, which fully complied with the Zoning Ordinance in existence at 7:00 p.m. on that date, may be altered, added to, reconstructed or torn down and a substitute dwelling replaced in its stead on that specific parcel of land, so long as the resulting dwelling complies with all provisions of the Zoning Chapter with the exception of the lot area requirement and the lot frontage requirement which went into effect after 7:00 p.m. on September 16, 1986.~~

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

**PLANNING BOARD
BOROUGH OF STONE HARBOR**

RESOLUTION NO. 2019-005

WHEREAS, Section 560-35 of the Zoning Ordinance (the "Ordinance") of the Borough of Stone Harbor (the "Borough") currently regulates nonconforming lots, structures and uses; and

WHEREAS, there exists within the Borough many pre-existing, isolated, undersized lots which do not meet the Borough's current lot area and lot frontage requirements; and

WHEREAS, in many cases, development on these isolated, undersized lots imposes a clear hardship upon the property owners, which often requires an application for variance relief to the Stone Harbor Zoning Board of Adjustment, exposing both the property owner and the Borough to significant expenditures of time and expense; and

WHEREAS, the Stone Harbor Planning Board (the "Planning Board") has determined the Ordinance can be revised to provide clear relief to certain owners of isolated undersized lots while simultaneously imposing conditions to preserve adequate light, air and open space and to protect the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Stone Harbor, New Jersey, that the Planning Board recommends adoption of the attached ordinance by the Stone Harbor Borough Council, which ordinance is consistent with the intent and purposes of the Municipal Land Use Law and is consistent with the Borough's Master Plan.

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 16th day of September, 2019.

Dated September 16, 2019



Diane Frangiolo, Secretary
Stone Harbor Planning Board

(3)

Nov. 19

BOROUGH OF STONE HARBOR
CAPE MAY COUNTY, NEW
JERSEY

ORDINANCE NO. 1560

AN ORDINANCE AMENDING CHAPTER 560-33 OF THE
REVISED GENERAL ORDINANCES OF THE BOROUGH OF STONE
HARBOR REGULATING HEIGHT OF DECKS

WHEREAS, Section 560-33 of the Zoning Ordinance (the "Ordinance") of the Borough of Stone Harbor (the "Borough") currently imposes height regulations; and

WHEREAS, it is the desire of the Borough to protect the views of the Borough's property owners and to promote open space, light and air; and

WHEREAS, the Borough desires that the Ordinance be revised to regulate the height of decks in order to preserve views unique to the Borough, to provide adequate light, air and open space and to protect the general welfare, all in accordance with 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 560-33(D) is amended as follows (inserted text is underlined, deleted text is ~~stricken~~):

~~D. Height of decks. Except for structures with flat roofs, upon which the floor of the deck shall be no higher than six inches above roof height, the floor of an outside deck shall be no higher than the floor of the highest habitable floor in said structure. On a single story structure, excluding those with flat roofs, the floor of an outside deck shall be no higher than 10 feet above floor level (subject to the definition of "lot coverage" as defined in § 560-10).~~

D. Height of decks.

- (1) The floor of all decks located above a flat roof shall be no greater than six (6") inches above the height of the roof below.
- (2) The floor of all decks which are not located above a flat roof shall be no higher than the floor of the highest habitable floor in the principal structure.
- (3) Every deck having a floor higher than the highest habitable story of the principal structure shall be situated directly above a fully enclosed habitable area.
- (4) In no event shall any deck having a floor situated above two habitable stories be covered with a roof, fixed awning or other permanent cover.
- (5) On a single-story structure having a pitched roof, the floor of an outside deck shall be no higher than 10 feet above floor level.

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

(3)

RESOLUTION

RESOLUTION AUTHORIZING A SHARE SERVICES AGREEMENT WITH THE CAPE MAY COUNTY MUNICIPAL UTILITIES AUTHORITY FOR SOLID WASTE DISPOSAL AND RECYCLING SERVICES.

WHEREAS, the Cape May County Municipal Utilities Authority ("CMCMUA"/"Authority") owns and operates a solid waste system ("System") which presently serves the entire County of Cape May in the State of New Jersey, for the disposal, transfer, and recycling of solid waste; and

WHEREAS, the CMCMUA's System is comprised of the CMCMUA's Secure Sanitary Landfill, Solid Waste Transfer Station, and Intermediate Processing Facility, as well as several recycling operations and programs; and

WHEREAS, the Borough of Stone Harbor has utilized and desires to continue to utilize the services of the CMCMUA's System; and

WHEREAS, there presently exists a contract between the Borough of Stone Harbor and the Authority ("CMCMUA") for the use of the CMCMUA's System for the disposal, transfer, and recycling of solid waste which will expire on December 31, 2019 entitled "Shared Services Agreement for Solid Waste Disposal and Recycling Services (Agreement); and

WHEREAS, the Borough of Stone Harbor and the Authority desires to enter into a new Agreement and to fix the expiration date of said Agreement to occur on December 31, 2020; and

WHEREAS, the Authority has offered the "Shared Services Agreement for Solid Waste Disposal and Recycling Services" to the Borough of Stone Harbor in order to more efficiently provide and continue to offer municipalities within Cape May County the use of the CMCMUA's Solid Waste System from January 1, 2020 through December 31, 2020; and

WHEREAS, the Authority has submitted the same proposed form of Agreement to all Cape May County Municipalities which will provide for both solid waste disposal and certain recycling services through December 31, 2020; and

WHEREAS, N.J.S.A 40A:65-1 et seq. authorizes a municipality to enter into a contract with any other local unit for the sharing of governmental services.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Stone Harbor, County of Cape May, and State of New Jersey, that the Borough of Stone Harbor shall enter into a contract with the Authority entitled "Shared Services Agreement for Solid Waste Disposal and Recycling Services", effective January 1, 2020, in the form to be maintained on file in the office of the Borough of Stone Harbor Clerk, and that the appropriate Borough of Stone Harbor officials are hereby authorized and directed to execute said Agreement .

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, 2019

Borough Clerk

The above resolution approved this day of, 2019

Mayor

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

(6)

RESOLUTION

UTILITIES REPAIR REFUND

WHEREAS, Regatta Bay Condominium located at 300 99th Street and 9815-9825 Third Ave, experienced little to no water flow due to low water pressure; and

WHEREAS, after a preliminary assessment by the Utilities Department it was determined not to be a Utilities Department issue and thereby informed Adam Hall, the representative of the condo's property management company, PPA Realty Group, that the situation was the responsibility of the property owner; and,

WHEREAS, PPA Realty Group retained the services of Belasco Plumbing & Heating Inc. & Mitchell Nichols' Enterprises, and they discover the problem was a broken valve on the street side of the water service, thereby returning the responsibility back to the Utilities Department; and,

WHEREAS, PPA Realty Group requests a refund in the amount of \$2,029.50; 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 \$2,029.50 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, 2019

Borough Clerk

The above resolution approved this day of....., 2019

.....
Mayor

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

(7)

RESOLUTION

REFUND DUPLICATE STREET OPENING FEE

WHEREAS, duplicate street opening fees were received by the Borough from Stone Harbor Developers for a street opening at 156 – 101st Street ; and

WHEREAS, Stone Harbor Developers has requested a refund of the duplicate fee in the amount of \$400.00; 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 \$ 400.00 be issued to Stone Harbor Developers at 833 Route 9 N, Cape May Court House, N.J. 08210; and

BE IT FURTHER RESOLVED that Borough Officials make the proper adjustments in their 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, 2019

The above resolution approved this day of....., 2019

Borough Clerk

.....
Mayor

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

(8)

**Authorizing the Mayor to Sign
Authorization to Proceed – FEMA Pre Disaster Mitigation Assistance Grant
Application – TRIDA Associates**

WHEREAS, the Borough of Stone Harbor would like to authorize TRIAD Associates to prepare and process a FEMA Pre-Disaster Mitigation Assistance Grant, pertaining to Pump Station and Related Collection Line and Outfall Improvement; and

WHEREAS, the Borough agrees that for all services rendered by TRIAD Associates, TRIAD will be paid a total compensation of \$28,500. .

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 on this 19th day of November that Mayor Judith M. Davies-Dunhour is hereby authorized to sign the attached Agreement letter.

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, 2019

Borough Clerk

The above resolution approved this day of, 2019

.....
Mayor

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

(9)

RESOLUTION

A RESOLUTION MEMORIALIZING OFFICIAL POSITION ON MORATORIUM – PAVING OF PARADISE DRIVE

WHEREAS, the Borough of Stone Harbor has contracted with Asphalt Paving Systems, Inc. of Hammonton, N.J. for the 2018 Utility and Road Program Project SH-C-006; and

WHEREAS, the paving of Paradise Drive was added to the 2018 Road Program by Change Order #4, Resolution 2019-S-144 on September 3, 2019 and work may begin on or about November 11, 2019; and

WHEREAS, the residents were notified on November 1, 2019, and not 6 months before the paving which is the normal time frame; and

WHEREAS, the Borough Council has taken the official position that the moratorium clause does not apply to the residents affected by this paving program on Paradise Drive.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council, the Governing Body of the Borough of Stone Harbor that the seven (7) year moratorium for street openings clause does not apply property owners on Paradise Drive that are affected by this paving project.

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, 2019

.....
Borough Clerk

The above resolution approved this day of....., 2019

.....
Mayor

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

(10)

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. 6 – Removal of AC units requiring exterior brick to be infilled and attenuators to be installed for an increase of \$ 31,382.00

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
Increase CO #5	\$ 21,201.00
Amended Price	\$ 4,084,491.16
Increase CO #6	\$ 31,382.00
Amended Price	\$ 4,115,873.16

WHEREAS, Change Order No. 6 increased the adjusted contract price amount of \$4,084,491.16. to \$4,115,873.16.

NOW, THEREFORE, BE IT RESOLVED, this 19th day of November, 2019 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. 6 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. 6 to increase the amended price by \$ 31,382.00.

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 theday of, 2019

.....
Borough Clerk

The above resolution approved this day of, 2019

.....
Mayor

BOROUGH OF STONE HARBOR

CAPE MAY COUNTY, NEW JERSEY

(12)

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 Borough Employment Relationships, the relevant employees having been properly notified in accordance with law.*
2. *Potential personnel and contractual matters.*

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stone Harbor, assembled in public session on November 19, 2019, that an Executive Session closed to the public shall be held on November 19, 2019 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.