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**WORK SESSION STARTS AT 4:30**  
**REGULAR MEETING IMMEDIATELY FOLLOWS**

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

**WORK SESSION**

**TUESDAY**                      **February 16, 2021**                      **4:30 p.m.**

**PUBLIC SAFETY - Councilmember Dallahan**

**Lifeguard Building Direction for Borough Engineer .**

- Court
- Fire Department report -
- Police report -
- Lifeguard Captain -
- OEM report -

**RECREATION & TOURISM Councilmember Gensemer -**

**Kayaks - procedure**

**Recreation Director - Competitive contracting bids- camps**

**Tourism Director - Tour boats**

**NATURAL RESOURCES - Councilmember Casper**  
**Annual Beach Sweeps - Clean Ocean Action Sat, April 17<sup>th</sup> Saturday,**  
**October 23<sup>rd</sup> 9 am - 12/30 pm Motion for March 2, 2021**

**Update new pump station - bird sanctuary**  
**Reorganization of Bird Sanctuary Committee**

**Lot Grading Ordinance - possible INTRO March 2, 2021**

**Dune Vegetation Management Plan**  
**Diane & David Senior - 10318 First Avenue**  
**Robert A. Vogel, Jr. 10 113<sup>th</sup> Street**  
**Judy & Randy Christofferson -2 - 87<sup>th</sup> Street**

**DISCUSSION:**

**Suzanne Stanford**

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**From:** Alison Jones (Clean Ocean Action) <AJones@CleanOceanAction.org>  
**Sent:** Tuesday, February 09, 2021 3:58 PM  
**To:** Judith Davies-Dunhour  
**Cc:** Suzanne Stanford; Kim Stevenson; Jenny Olson  
**Subject:** Clean Ocean Action 2021 Beach Sweeps

Dear Mayor Davies-Dunhour,

Clean Ocean Action (COA) is diving into 2021 and beginning our preparations for the 36<sup>th</sup> Annual Beach Sweeps. COA invites Stone Harbor to be a part of the **Spring Beach Sweeps on Saturday, April 17<sup>th</sup>** and the **Fall Beach Sweeps on Saturday, October 23<sup>rd</sup>** from 9:00am to 12:30pm. We plan to coord

While the public health situation is still in flux, we are optimistic that we will be able to host the Beach Sweeps once again. In October 2020, COA successfully coordinated a safe, socially-distanced Beach Sweeps event, with over 3,500 participants at 60 locations along the Jersey Shore. COA implemented thorough COVID-19 protocols at this event; these protocols can be viewed on COA's website [here](#). In 2021, these protocols will be adapted as needed to ensure that the Beach Sweeps events are in adherence with all state and CDC guidelines, as well as any additional guidelines that your municipality may require.

Last fall, volunteers across the state demonstrated their strong commitment to ocean protection by participating in the Beach Sweeps, even in these challenging times. Now more than ever, the public is seeking safe opportunities to give back and to meaningfully connect with the community. Additionally, this year's Beach Sweeps will allow COA to collect the important data needed to document changes in the type of litter on beaches due to COVID-19, including PPE.

We hope that your town will participate in this year's Beach Sweeps on Saturday, April 17<sup>th</sup> and Saturday, October 23<sup>rd</sup> from 9:00 am – 12:30 pm. **Please contact me at [AJones@CleanOceanAction.org](mailto:AJones@CleanOceanAction.org) to notify me of your decision, as well as any additional requirements that COA may need to implement.** If you have any questions or concerns, please do not hesitate to contact me.

On behalf of COA, thank you for your ongoing support for the Beach Sweeps. I look forward to hearing from you.

Sincerely,

**Alison Jones**

*Watershed Program Coordinator*

Clean Ocean Action (COA)

Pronouns: she/her/hers

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*Think Green! Only print this e-mail if necessary.*



BOROUGH OF STONE HARBOR  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY

ORDINANCE NO. ,

AN ORDINANCE OF THE BOROUGH OF STONE HARBOR, COUNTY OF CAPE MAY, NEW JERSEY  
ESTABLISHING ADDITIONAL REGULATIONS FOR THE GRADING AND MANAGING STORMWATER RUNOFF  
WITHIN THE BOROUGH OF STONE HARBOR

BE IT ORDINANED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STONE HARBOR,  
COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AS FOLLOWS:

**Section 1a.** Section 560-13 is amended as follows:

**§ 560-13 Residential A Zoning District.**

B. Area regulations. Development in the Residential A District shall be subject to the following area regulations:

(1) Minimum requirements:

**TABLE I**  
**Minimum Requirements**

Lot area	6,600 square feet
Lot frontage	60 feet
Setbacks (principal structure)	
Front yard	10 feet
Side yard (each)	10 feet
Rear yard	25 feet
Building coverage (principal structure only)	900 square feet

(2) Maximum Limitations :

**TABLE II**  
**Maximum Limitations**

Building coverage	25%
Lot coverage (impervious)	55%
Lot coverage (with semi-pervious)	70%
Building height	23 feet (flat roof)
	31 feet (peaked roof)
Building height, coastal high hazard areas	24 feet (flat roof)

Habitable stories	32 feet (peaked roof)
Building length	2
	100 feet

**Section 1b.** Section 560-14 is amended as follows:

§ 560-14 Residential B Zoning District.

B. Area regulations. Development in the Residential B District shall be subject to the following area regulations:

(1) Minimum requirements:

**TABLE I**  
**Minimum Requirements**

Lot area	
Single-family	6,600 square feet
Two-family	12,500 square feet
Lot frontage	
Single-family	60 feet
Two-family	110 feet
Setbacks (principal structure)	
Front yard	10 feet
Side yard (each)	
Single-family	10 feet
Two-family	20 feet
Rear yard	25 feet
Building coverage (principal structure only)	700 square feet

(2) Maximum Limitations :

**TABLE II**  
**Maximum Limitations**

Building coverage	25%
Lot coverage (impervious)	55%
Lot coverage (with semi-pervious)	70%
Building height	23 feet (flat roof)
	31 feet (peaked roof)
Habitable stories	2
Building length	100 feet

**Section 1c.** Section 560-16 is amended as follows:

**§ 560-16 Residential C Zoning District.**

B. Area regulations. Development in the Residential C District shall be subject to the following area regulations:

(1) Minimum requirements:

**TABLE I  
Minimum Requirements**

Lot area		
Single-family		5,500 square feet
Two-family		9,100 square feet
Lot frontage		50 feet
Setbacks (principal structure)		
Front yard		
Lots more than 2,200 square feet		10 feet
Lots 2,200 square feet or less		5 feet
Side yard (each)		
Single-family		5 feet for lots having an area of 2,200 square feet or less, plus 1 additional foot for each 560 square feet of lot area or portion thereof in excess of 2,200 square feet; 10 feet maximum
Two-family		20 feet
Rear yard		
Single-family		5 feet for lots having an area of 2,200 square feet or less, plus 1 additional foot for each 360 square feet of lot area or portion thereof in excess of 2,200 square feet; 10 feet maximum
Two-family		25 feet
Building coverage (principal structure only)		560 square feet

(2) Maximum Limitations :

**TABLE II  
Maximum Limitations**

Building coverage	40% for lots having an area of 2,200 square feet or less, minus 1% for each 200 square feet of lot area or portion thereof in excess of 2,200 square feet; maximum building coverage shall not be less than 25%
Lot coverage (impervious)	70% for lots having an area of 2,200 square feet or less, minus 1% for each 200 square feet of lot area or portion thereof in excess of 2,200 square feet; maximum building coverage shall not be less than 55%
Lot coverage (with semi-pervious)	85% for lots having an area of 2,200 square feet or less, minus 1% for each 200 square feet of lot area or portion thereof in excess of 2,200 square feet; maximum building coverage shall not be less than 70%
Building height	23 feet (flat roof) 31 feet (peaked roof)
Habitable stories	2
Building length	100 feet

**Section 1d.** Section 560-10 is amended as follows:

**§ 560-10 Definitions.**

**LOT COVERAGE (IMPERVIOUS)**

That area of a lot that is covered by buildings, roofs, structures, swimming pools, walkways, driveways, patios (including paver patios), decks or similar facilities that are constructed of impervious materials. Bay windows, eaves, gutters, and similar building features having no foundation and extending not more than 20 inches from a structure shall not be included in lot coverage calculations.

**LOT COVERAGE (SEMI-PERVIOUS)**

That area of a lot that is covered by porous asphalt, porous concrete, or other forms of hardscaping that when constructed properly yield a significant decrease in stormwater runoff.

**Section 1e. Section 560-50 is amended as follows:**

**§ 560-50 Lot Grading.**

A. All lots shall be graded to prevent the accumulation of stormwater. Topsoil shall be provided and/or redistributed on the surface as cover and shall be stabilized with stones, seeding or planting. Grading plans shall be submitted with all zoning permit applications involving new construction; any alterations which increase the total impervious coverage by 5% or more of the total lot area and result in total impervious coverage that is 80% or more of the maximum permitted impervious coverage; installation of any impervious improvements of within four feet of a side or rear property line; any change in grade which alters the course of stormwater; or construction of any retention wall; for review and approval by the Borough's engineer. The plan shall conform to the following requirements:

- (1) Wherever possible, the land shall be graded to maintain all existing drainage paths while directing stormwater to the street. In the event directing stormwater to the street will interfere with existing drainage paths involving adjacent properties, stormwater shall be directed to an existing drainage path or interior yard collection system designed in accordance with this chapter. Stormwater will not be permitted to run directly onto an adjacent property unless a preexisting drainage path is present, provided that in no event shall any construction result in an increase in runoff to adjacent properties.
- (2) The minimum slope for lawns and disturbed areas shall be 1 1/2% and for smooth, hard-finished surfaces shall be 4/10 of 1%.
- (3) The maximum grade for lawns and disturbed areas within five feet of a building shall be 10%, and for lawns and disturbed areas more than five feet from a building, 25%; except that, for the driveway the maximum grade shall be 15%.
- (4) Retaining walls installed in slope-controlled areas shall be constructed of reinforced concrete or other reinforced masonry and shall be adequately designed by a New Jersey licensed professional engineer and detailed in the plan to carry all earth pressures, including any surcharges. The retaining walls shall be finished on all exposed faces. Where retaining walls are constructed of poured concrete or cinder block, they shall be faced with brick, stone, or stucco. The heights of retaining walls shall not exceed 1/3 of the horizontal distance from the foundation wall of any building to the face of the retaining wall.
- (5) All new construction and substantial improvements as defined in Chapter 300 will be required to furnish and install an underground stormwater recharge system to limit the amount of runoff generated by the construction. The system shall conform to the following requirements:
  - (a) The applicant shall install five linear feet of underground storage (Detail S-2) for every 500 square feet of ~~the total~~ impervious ~~and semi-permeous~~ coverage or provide and install a system equivalent to the recommended design as approved by the Borough's engineer.

(b) The system shall be designed to collect stormwater runoff from the roof leaders or an equivalent amount of runoff through inlets or yard drains.

(c) The system will be designed to convey the excess stormwater to the street.

(6) The plan shall include centerline roadway elevations at the property lines.

(7) All new construction, or construction constituting substantial improvement, adjacent to roadways where the average centerline elevation, measured at the property lines, is below elevation 6' (NAVD 1988) will be required to construct retaining walls consistent with §560-50 A. (4). The retaining walls will be constructed along all of the property lines to facilitate raising the lot grade to a required minimum elevation 6.5' (NAVD 1988), measured at the foundation. Retaining walls will be built to elevation 6' (NAVD 1988). Garage floors shall be built to a minimum elevation of 7' (NAVD 1988).

B. Failure to adhere to the lot grading requirements or approved plans may result in additional inspections. 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.

**Section 1f.** Section 345-50 is amended as follows:

**§ 345-50 Elements of site plan.**

C. (9) Show proposed buildings with dimensions showing first floor elevation, existing and proposed grade elevations at all corners and entrances, proposed grading and contours, landscaped areas (with plant materials), trees (where two inches or greater in diameter), floodplains, streams and drainage ditches. Plan must be consistent with the requirements set forth in § 560-50 Lot Grading.

**Section 1g.** Section 345-24 is amended as follows:

**§ 345-24 Fees.**

A. Fees for applications or for the rendering of any service by the Planning Board or Zoning Board of adjustment or any of the professionals so designated by the Boards or any professionals hired by the Borough for the purpose of covering technical, investigative and administrative expenses involved in processing the application shall be as follows:

Category	Application Fee	Escrow Fee
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Subdivision, minor	\$550	\$1,000 per lot
Subdivision, major	\$550	\$1,000 per lot
Site plan, major (preliminary)	\$550	\$2,000
Site plan, major (final)	\$550	\$2,000
Informal review	\$550	\$1,000
Variances	\$550 per variance	\$500 if no site plan required; \$2,000 if site plan required
Request for extension of time	\$100	
Subdivision or site plan amendments	50% of original fee	
Zoning Permit	0.0035 of project cost (but Not less than \$100)	\$850*
Certified list of property owners	\$10	
Tax map changes resulting from Subdivisions and other applications creating new lots	\$300	
Copy of minutes, proceedings and Notice of decision	Refer to Chapter 92, Article I, of the Borough of Stone Harbor Code	

\* For applications involving grading plans only

**Section 2.** All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 3.** This ordinance shall take effect after final adoption and publication as required by law.

APPROVED:

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Judith Davies-Dunhour, Mayor

ATTEST:

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Suzanne C. Stanford, Borough Clerk