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**REGULAR MEETING IMMEDIATELY  
FOLLOWING THE WORK SESSION  
MEETING AT MUNICIPAL BUILDING, 9508 SECOND AVENUE  
PRELIMINARY AGENDA FOR COUNCILMEMBERS**

**AGENDA REGULAR MEETING**

**Tuesday** \_\_\_\_\_ **January 18, 2021**

96<sup>th</sup> Street Landing LLC - REEDS - Hearing Marina Docks Encroachments  
looking for Borough Approval - Paperwork on hearing before the Zoning  
Board (2019) attached FYI (1)

DOCK HEARING - 10553 Third Avenue - Channel Marine (2)

Resolution - Appointment of SLEO officer - Otter (3) Dallahan  
Resolution - Surety Reimbursements - McLaughlin - Popper (4) Moore

ORDINANCE - 1603 -Salary Ordinance INTRO (5) Krafczek

Motion - Liaison (6) Parzych  
Chamber of Commerce Councilmember Gensemer  
Museum - Councilmember Casper  
SHPOA - Councilmember Moore

Resolution - Closed Session (7) Moore  
Matters related to the sale, acquisition or lease of real property.



# BLANEY DONOHUE & WEINBERG

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December 1, 2021

Via Electronic Mail

Keith Davis, Esquire  
Nehmad Davis & Goldstein, P.C.  
4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

**RE: 96<sup>th</sup> Street Landing, LLC - Marina**

Dear Keith:

Please accept this correspondence with regard to the above-referenced matter and in response to your inquiry regarding the same. In short, your client will be required to appear before the Borough of Stone Harbor Council for approval as it relates to the proposed marina development and the encroachment of the same onto Borough property.

In July of 2019, the governing body has a record of the same with regard to the Construction Official's report. Therein, it indicates "The Zoning Board approved the Marina yesterday where the Reeds parking lot is on 96<sup>th</sup> Street. Parking lot and small building was approved. The Marina will have to come before Council because it does cross the property line."

A review of the clerk's file does not yet show any such appearance. Pursuant to Borough Code §199-3(b):

No pier, dock, wharf, boat piling or float to be constructed within any lagoon shall extend beyond the exterior property line as shown on the official tax map, and as also established by the reservations, covenants and conditions of the deeds of conveyance to lands bordering along the waters of the lagoons. Provided, however, **that relief may be granted from the terms of this subsection upon**

2123 Dune Drive – Suite 11  
Avalon, NJ 08202  
Ph. 609-435-5368  
Fx. 609-435-5473

3311 New Jersey Avenue  
P.O. Box 1310  
Wildwood, NJ 08260  
Ph. 609-729-1700  
Fx. 609 729-5372

BlaneyKaravan.com

**application made to Borough Council pursuant to § 199-4** in situations where the enforcement of this subsection would be discriminatory or cause a hardship to an applicant.

Please be advised that pursuant to §199-4, any such application requires 200 foot, 10 days' notice before the same can be considered.

Please contact me if you have any questions or require additional information.

**BLANEY DONOHUE & WEINBERG**

Marcus H. Karavan, Esquire

CC: Bob Smith (*via electronic mail*)  
Ray Poudrier (*via electronic mail*)



RECEIVED JUNE 1, 2012

BOROUGH OF STONE HARBOR  
CONSTRUCTION • ZONING  
9508 SECOND AVENUE  
STONE HARBOR, NEW JERSEY 08247

BUILDING PERMIT # \_\_\_\_\_

TELEPHONE (609) 368-6813  
(609) 368-6814  
FAX (609) 368-0628

BULKHEAD/DOCKS/FIXED PIERS

DATE: 12-14-21

BLOCK: 105.04

LOTS: 136.02, 137, 138

a/k/a: 10553 Third Ave

OWNERS NAME AND HOME ADDRESS:

Matt Ricketts

104 Rokeby Farm Lane

West Chester, PA 19382

CONTRACTOR'S NAME AND ADDRESS:

CHANNEL MARINE CONSTRUCTION, INC

31 CLERMONT DRIVE

CLERMONT, NJ 08210

LICENSE NUMBER:

13VH00724500

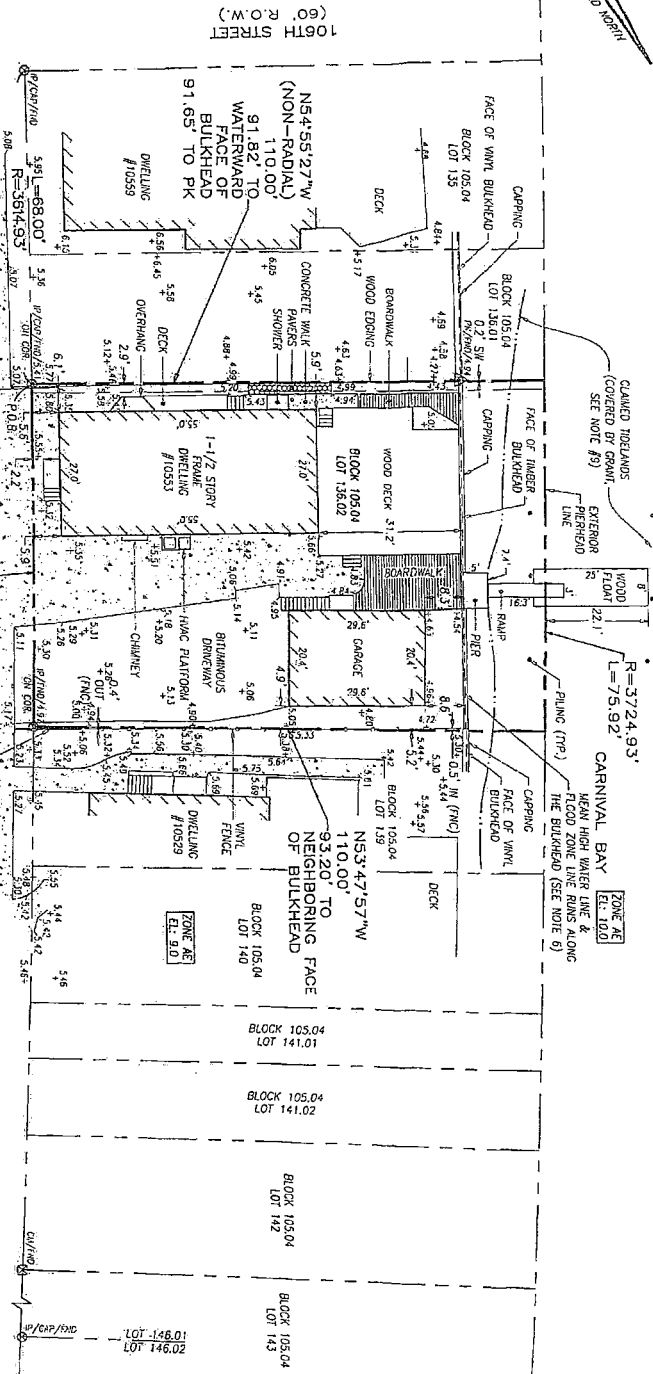
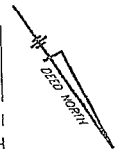
DESCRIPTION:

Construction of 8x10 fixed pier with a 3x20 ramp leading to a U-shaped  
floating dock system which measures 8x40 with 2 - 8x30 sections  
as per the attached NJ DEP permit.

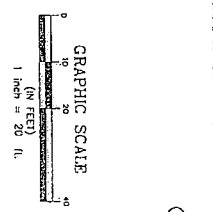
*"The Seashore at its Best"*



SHOULD YOU REQUIRE A SPECIAL ACCOMMODATION PLEASE CALL (609) 368-5102



- NOTES:
1. SURVEY PERFORMED WITHOUT REPORT OF A TITLE REPORT, FURNISHING TO ANY CONTRACTOR OR INTERESTED PARTY.
  2. SURVEY PERFORMED ON THE BASIS OF RECORD PLANS.
  3. DIMENSIONS SHOWN ARE BASED ON THE DATA.
  4. LOT AND BLOCK NUMBERS REFER TO STONE MONUMENT RECORDS.
  5. PROPERTY CORNERS ARE FOUND AT THE CORNER.
  6. PROPERTY CORNERS ARE FOUND AT THE CORNER.
  7. LOT AREA: 0.212 AC (10,888 SQ. FT.)
  8. LOT AREA: 0.212 AC (10,888 SQ. FT.)
  9. PROPERTY CORNERS ARE FOUND AT THE CORNER.
  10. INFORMATION REQUIRED BY LOCAL AGENCIES.
  11. RECORD CORNERS KNOWN AS LOT 138.01, 137 & 136, BLOCK 105.04 AND 53 THE SHOWN ON THE TAX MAP AS SHOWN.



**Dante Guzzi Engineering Associates**  
 520 South Main Street, Suite 100, Cape May, NJ 08204  
 Telephone: (609) 885-2222  
 Fax: (609) 885-2222  
 E-mail: dante@dguzzi.com  
 Website: www.dguzzi.com

**SCOTT D. BROWN, P.E., P.L.S.**  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR NJ 3595

DATE: 7/24/2020

**PLAN OF SURVEY & TOPOGRAPHY**  
 10553 THIRD AVENUE  
 BLOCK 105.04 LOT 136.02  
 STONE HARBOR BOROUGH  
 CAPE MAY COUNTY, NEW JERSEY

TITLE: 10553TH RD-SUR  
 SCALE: AS SHOWN

PROJECT NO.: 07/24/2020  
 SHEET NO.: 518

DATE: 07/24/2020  
 DRAWN BY: MM

DATE: 07/24/2020  
 CHECKED BY: MM

SHEET 1 OF 1

**ELEVATIONS (ROUND BE):**

FINISHED FLOOR ELEVATION (FF)	11.00
TOP OF BLOCK ELEVATION (TBE)	11.2
FINISHED GRADE ELEVATION (FG)	8.4
FINISHED GRADE ELEVATION (FG)	8.4
FINISHED GRADE ELEVATION (FG)	17.46

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

(3)

**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 January, 2022 that the following be appointed as SLEO II Officer, with the Stone Harbor Police Department effective February 01, 2022 through September 30, 2022.

Steven Otter

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 ....., 2022

The above resolution approved this ..... day of....., 2022

Borough Clerk

Mayor

**BOROUGH OF STONE HARBOR**

CAPE MAY COUNTY, NEW JERSEY

(4)

**RESOLUTION**

WHEREAS, the following submitted Performance/ Surety Monies for street openings;  
and

WHEREAS, none of the fees were used in conjunction with the projects, and

WHEREAS, the Zoning Officer has requested and approved the return of the fees.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Stone Harbor on this 18<sup>th</sup>  
day of January, 2022 that the fees be reimbursed as follows:

1. McLaughlin Construction Management  
106 West Jersey Avenue  
Sea Isle City, N.J. 08243  
Re: 9926 Sunset Drive  
Amount \$ 2,440.00

2. JG Popper Custom Builder, LLC  
100 E. Nashville Avenue  
Wildwood Crest, N.J. 08260  
Re: 240 – 108<sup>th</sup> Street  
Amount: \$ 2,400.00

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 ....., 2022

The above resolution approved this ..... day of....., 2022

Borough Clerk

Mayor

(5)

BOROUGH OF STONE HARBOR  
CAPE MAY COUNTY

ORDINANCE NO. 1603

An Ordinance establishing and fixing salary ranges for certain positions within the Borough of Stone Harbor, New Jersey, County of Cape May.

BE IT ORDAINED by the Members of Council of the Borough of Stone Harbor, in the County of Cape May and State of New Jersey as follows:

Section I. That the salary and wage ranges for certain positions within the Borough of Stone Harbor for the year 2022 are hereby fixed at the following amounts:

	<u>MIN</u>	<u>MAX</u>
Administrator	90,000	165,000
Police Chief	90,000	150,000
Police Captain	70,000	135,000
Borough Clerk	57,000	125,000
Zoning Officer/Const. Official	55,000	140,000
Director of Public Works	60,000	120,000
Accounting Ass't/P/R Benf. Coordinator	50,000	60,000
Uniform Fire Code Official/Inspector	48,000	80,000
Tax/Utility Collector	48,000	83,000
Recreation Director	50,000	63,000
Tourism Director	50,000	63,000
Tax Assessor	28,000	40,000
Tax Assessor/Clerk/Reception	15,000	35,000
Supervisor/Public Works	40,000	70,000
Ass't Director Public Works	65,000	80,000
Administrative Assistant	30,000	65,000
Deputy Borough Clerk	40,000	65,000
Administrative Assistant	30,000	65,000
Deputy Tax & Utilities Collector	25,000	50,000
Technical Assistant Construction	20,000	60,000
EMT/Fire Code Inspector	25,000	50,000
Administrative Assistant	30,000	60,000
Recreation Manager	25,000	50,000
Receptionist	15,000	40,000
Public Works Clerk/Secretary	20,000	40,000
Police Clerk	20,000	41,000
Mayor		16,068
Council		11,477
Lifeguard Captain	40,000	70,000
Building Inspector	20,000	25,000
Inspector	\$18/hr	\$21/hr
Sub-code Plumbing	2,600	16,000
Plumbing Inspector	2,600	7,000
Zoning Board Secretary	1,500	4,500
CRS Coordinator		6,000



	MIN	MAX
OEM Coordinator	4,000	11,000
Deputy OEM Coordinator	3,000	9,000
Utilities Collection System Operator		5,775
Utilities Treatment/Distribution License		5,775
Hourly Rated Employees	Minimum Wage	\$33.00/hr.
Stipends		
Planning Board Secretary per/meeting	200	400
ZBA/Planning Bd Officer per/meeting	200	300
Water/Wastewater License		2,625
Recycling Coordinator		2,625

Section 2. That Salaries, wages and compensation shall be paid in equal bi-weekly installments.

APPROVED:

\_\_\_\_\_  
Judith M. Davies-Dunhour Mayor

ATTEST:

\_\_\_\_\_  
Suzanne C. Stanford, Borough Clerk

(1)

**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 the sale, acquisition or lease of real property.*

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stone Harbor, assembled in a Special Meeting public session on January 18, 2022 that an Executive Session closed to the public shall be held on January 18, 2022 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 the ..... day of ....., 2022

Borough Clerk

The above resolution approved this ..... day of....., 2022

Mayor