

AGENDA

MEETING AT MUNICIPAL BUILDING, 9508 SECOND AVENUE

WORK SESSION

TUESDAY

June 7, 2022

4:30 pm

A & F REPORT - Councilmember Krafczek

Engineer Report – Update on Projects – 114th Street Pump Station
Possible change order for the lifeguard building

Tax Collector
Tax Assessor
Borough Clerk

PUBLIC WORKS REPORT – Councilmember Moore –

UTILITY REPORT – Councilmember Parzych

DISCUSSION

Stone Harbor Square – expansion of Premises Liquor License

Lot Grading Ordinance

Update – Permit – Public Access Plan (Administrator)

Update - 112th Street Lot (Administrator)

Special Event PTC Carnival – June 16th

SCOTT N SILVER

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- A Professional Corporation -

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ANNE MARIE VASSALLO
OF COUNSEL

Suzanne C. Stanford
Stone Harbor Municipal Clerk
9508 Second Avenue
Stone Harbor, NJ 08247

June 1, 2022

RE: **STONE HARBOR SQUARE LICENSE, LLC.
PLACE-TO-PLACE (EXPANSION OF PREMISES) TRANSFER APPLICATION
PLENARY RETAIL CONSUMPTION LICENSE No 0510-33-001-014**

Dear Ms. Stanford:

This firm represents **STONE HARBOR SQUARE LICENSE, LLC.** holder of Stone Harbor plenary retail consumption license No. 0510-33-001-014. The license is presently sited to 261-265 and 271 96th Street, where it trades as the Stone Harbor Bar & Grill, The Watering Hull, Harbor Square Theater, and Harbor Squar Burger Bar.

Enclosed for filing is a place-to-place (expansion of premises) liquor license transfer application. The application seeks to include two additional areas as part of the licensed premises. These two areas are contiguous to the existing licensed premises. More specifically, the application seeks to add to the licensed premises:

- A new restaurant to be known and the Poke Bowl / Rum Bar, located on the ground level of The Walk at Harbor Walk, immediately below the existing Watering Hull;
- A new restaurant to be located on the ground and second levels of The Walk at Harbor Walk, to be know as Agave, including an outdoor patio area adjacent to the 97th Street side of the building, and an adjacent outdoor dining area in front of the establishment opening onto the internal pedestrian mall area.

These additional locations are depicted in the site plan included in the application as Riders to item 3.3

An original and two copies of the application, each with original signatures and notarizations, are enclosed. Attached to the application are transfer fees in the amount of \$200 (payable to NJ Division of ABC) and \$250 (payable to the Borough of Stone Harbor).

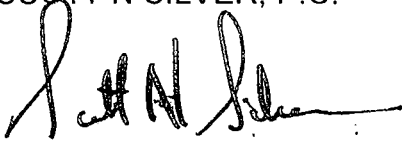
An affidavit of publication will be filed with your office as soon as a legal advertisement appears twice in the *Atlantic City Press*.

If anything further is required to perfect this application, please so advise me and it will be provided promptly.

Thank you.

Very truly yours,

SCOTT N SILVER, P.C.

A handwritten signature in black ink, appearing to read "Scott N Silver", written over the typed name.

Scott N Silver

SNS:ss

c. Stone Harbor Square License, LLC

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 560-50 is amended as follows:

§ 560-50 Lot Grading.

- A. (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, except as noted in §560-50A(7)a, 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 a minimum elevation of 6' (NAVD 1988). Garage floors shall be built to a minimum elevation of 7' (NAVD 1988).
- a. Driveway grades at the property line are exempt from the 6' (NAVD 88) elevation requirement where required to allow for vehicle access to the property provided that: minimum grades at the foundation are maintained and the width of the exempt area does not exceed 12' wide for a driveway designed to accommodate in-line parking or 22' wide for a driveway designed to accommodate two cars side by side.

Section 1b. Section 560-13 is amended as follows:

§ 560-13 Residential A Zoning District.

D. Supplemental Regulations

- (1) Private garages and accessory buildings shall not exceed one story, shall not exceed an overall height of 14 feet ~~from the curb level~~ measured from the lowest adjacent grade of the accessory structure to the uppermost point of the roof, and shall be a minimum of five feet from the principal structure. No cooking facilities or toilet shall be installed in any private garage or accessory building. No private garage or accessory building may be utilized for dwelling purposes; the installation or use of a sink, shower, or clothes washing or drying machine shall be permitted.

Section 1c. Section 560-14 is amended as follows:

§ 560-14 Residential B Zoning District.

D. Supplemental Regulations

- (1) Private garages and accessory buildings shall not exceed one story, shall not exceed an overall height of 14 feet ~~from the curb level~~ measured from the lowest adjacent grade of the accessory structure to the uppermost point of the roof, and shall be a minimum of five feet from the principal structure. No cooking facilities or toilet shall be installed in any private garage or accessory building. No private garage or accessory building may be utilized for dwelling purposes; the installation or use of a sink, shower, or clothes washing or drying machine shall be permitted.

Section 1d. Section 560-16 is amended as follows:

§ 560-16 Residential C Zoning District.

D. Supplemental Regulations

- (1) Private garages and accessory buildings shall not exceed one story, shall not exceed an overall height of 14 feet ~~from the curb level~~ measured from the lowest adjacent grade of the accessory structure to the uppermost point of the roof, and shall be a minimum of five feet from the principal structure. No cooking facilities or toilet shall be installed in any private garage or accessory building. No private garage or accessory building may be utilized for dwelling purposes; the installation or use of a sink, shower, or clothes washing or drying machine shall be permitted.

Section 1e. Section 200-6 is amended as follows:

§ 200-6 Bulkhead Specifications

- E. All components of the bulkhead system up to the minimum required elevation shall be constructed to be watertight. Bulkheads will be required to be backfilled to within one foot of the top of the bulkhead. In addition to backfilling, ~~Watertight may include backfilling up against the landward side of the bulkhead,~~ water stop sealants for steel and PVC sheet piles, continuous and solid landward capping and any other methods approved by the Borough Engineer may be required.

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:

Judith Davies-Dunhour, Mayor

ATTEST:

Suzanne C. Stanford, Borough Clerk

Date of Application 5/26/22

circ. 5/20/22



Borough of Stone Harbor 2022 Special Event Application

Name of Event: Stone Harbor Elementary School PTC Carnival

Date of Event: June 16th, rain date 6/17 Time of Event: 8:30-12:30

Type of Event: Festival 1K / 5K / Athletic / Bike Race / Marathon Other: Fun at the Beach

The Borough of Stone Harbor requires all organizations, corporations, and/or individuals planning to stage an event to file an official application with the Clerk's Office. No Person shall conduct a special event on public lands owned or leased by the Borough of Stone Harbor unless authorized to do so by the Borough of Stone Harbor Municipal Code: Chapter 275. A non-refundable application review fee shall be paid to the Borough Clerk when the application is filed. There shall be a fee charged to each organization operating a special event. A contract will then be executed stating the terms and conditions in which both parties will adhere to. Sanction of the event is contingent upon approval from the Borough and its officials. Special events sponsored solely by the Borough of Stone Harbor are exempt from the payment of the fee for special event permit. Such special events shall be governed by applicable Borough policies. Borough Council retains the discretion to waive any provision of this chapter where deemed appropriate in the sole discretion of the Borough Council.

APPLICANT INFORMATION

1) Name of Organization: Stone Harbor Elementary School

2) Address of Organization: 275 93rd Street Stone Harbor, NJ 08247

3) Contact Person: Dr. Renee Murtaugh Phone: 609-368-4413

4) Email: murtaugh@shesnj.org

5) Is your organization tax exempt? Yes Tax ID # 21-6000319

6) Is this a non-profit event? No NJ Registered Charitable Organization #