

**MINUTES OF THE WORK SESSION OF MAYOR AND COUNCIL OF  
THE BOROUGH OF STONE HARBOR HELD IN THE MUNICIPAL BUILDING**

**July 19, 2022**

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The meeting was called to order by Mayor Davies-Dunhour at 4:30 p.m.

**ROLL CALL**

**PRESENT**

Judith M. Davies-Dunhour, Mayor  
Kim Stevenson, Borough Clerk  
Steve Morris, Solicitor  
Robert Smith, Borough Administrator  
James Craft, CFO

Councilmembers  
Reese Moore  
Bunny Parzych  
Robin Casper  
Jennifer Gensemer  
Frank Dallahan  
Charles Krafczek

**SALUTE TO THE FLAG**

Mayor Davies-Dunhour announced that the meeting was now open. Adequate notice of the meeting was provided by posting a copy of the time and place on the Municipal Clerk's bulletin board and mailing a copy of same to the Press and the Cape May County Herald on January 5, 2022.

FOR THE RECORD, THIS WORK SESSION WAS HELD VIA VIDEO/TELEPHONE  
CONFERENCE IN A ZOOM FORMAT AS WELL AS IN PERSON

**REPORTS OF STANDING COMMITTEES**

**Public Safety Report – Councilmember Dallahan**

**Police Department – Chief Tom Schutta**

Report for June 2022-

147 Motor vehicle stops; 30 Moving violations; 13 Motor vehicle accidents; 8  
Suspicious Vehicle Complaints; 14 Animal Complaints; 4 OPRA requests completed

Stone Harbor Municipal Court Update: Court is still being held remotely and there are  
no issues of concern.

Mr. Dallahan asked if there were any concerns in Stone Harbor referencing recent  
stolen motor vehicles that have been reported in Avalon. Chief Schutta indicated that  
the department continues to provide public safety updates and stresses that residents and  
visitors make sure cars and other items are secure.

**Fire Department- Chief Roger Stanford**

Report for June 2022-

61 Fire Calls / 210 Fire Calls for the Year  
84 EMS Calls / 289 EMS Calls for the Year

3 Building Fires; 1 Boat Fire; 1 Trash Fire; 22 Medical Assists; 4 Beach EMS calls; 3  
Motor Vehicle Accidents; 2 Surf Rescues; 5 Natural Gas Leaks; 4 Arching Wires; 2  
Cover Assignments; 10 Fire Alarms and 4 Carbon Monoxide Alarms

**Beach Patrol- Captain Sandy Bosacco**

Report for June 2022-

4 Swimmer/Water Rescues; 2 EMS Calls; 2 Police Calls; 4 Lost children were found

The After-Hours Program was implemented the end of June. Captain Bosacco noted  
that there are still a lot of swimmers in the water /along the beach after hours. There are  
no incidents to report.

Beach Patrol Headquarters Update: Guards and taggers are working out of the building  
at this time. Some areas are restricted to ensure safety; however, they are able to  
operate effectively.

## Work Session, July 19, 2022

Captain Bosacco advised Mayor and Council that the JIF has provided recommendations for Lifeguard competitions and races. It was noted that the Governing Body should support these types of events. Sandy will provide Mayor and Council with dates of upcoming lifeguard competition events for their reference. Councilmember Gensemer noted that she is glad to hear that these events will continue and that parents of lifeguards share her enthusiasm.

### **Engineer Report- Marc DeBlasio, DeBlasio and Associates**

Beach Patrol Building: The CTO for the 2<sup>nd</sup> floor is expected by Friday, July 22<sup>nd</sup> and actual CO by end of August; still awaiting electrical panel. The parking lot at 95<sup>th</sup> is scheduled for repaving Wednesday, July 20<sup>th</sup>.

### **OEM Report - Jonathan Lakose**

Jonathan attended EMMIT (Emergency Management Mapping and Information Tracking) Exercise the week of July 11-15 – NJ OEM & Cape May County OEM performed a simulated exercise of the system to ensure proper operation since the system is not one that is used often.

Jonathan reminded everyone that it is peak season for Hurricanes and warned everyone to be prepared and alert.

### **Recreations and Tourism – Councilmember Jennifer Gensemer**

#### **Recreation – Shannon MacPherson, Rec Director**

Shannon thanked Justin Ricciardi for getting the recreation department prepared for the 2022 season. Shannon reported that the recreation department is running efficiently and appreciates all the efforts that Justin had implemented to make her new role as Director a seamless transition.

Clinics are at full capacity – The Coaching staff is doing an excellent job and updates to our equipment has allowed for the Rec to increase clinic limits and take some participants off the waitlist. Arts and crafts offers a number of different projects and activities throughout the summer.

The pavilion project is complete with new hoops, crack repairs and new paint. The repairs to the 96<sup>th</sup> street is also underway. Shannon thanked Justin for taking on this much needed project.

Pickleball numbers continue to grow throughout the summer. The clay tennis courts are watered and rolled regularly. Shannon thanked public works for all of their help with maintaining facilities this summer.

Paddle tennis is also expanding with plans to add a paddle tournament at the end of August.

Family Fun nights are back – Monday evenings from 6-6:45pm, Shuffleboard courts at 96<sup>th</sup> street.

Upcoming Camps & Clinics include: Villanova soccer, Shore multi sports camp, surf camp, Power House field hockey and Marine Science camp. In addition, the Rec will host an NFL flag football camp, Finn lacrosse camp, Shore shot basketball, steel soccer and chess camp. The Rec Department also offers a tennis pro providing tennis lessons for both youth and adults, including drill and play and tennis by Tyler running pickle ball lessons on Wednesdays.

Fitness Classes- Bootcamp continues 5 time a week and classes offering yoga, swell session and speed school are also options.

**Tourism – Jenny Olson, Tourism Director**

**Special Event Applications**

Brown Family Sandcastle Build: scheduled for August 2<sup>nd</sup> 11am-6pm. Requesting Public Works provide a large pile of sand between 92<sup>nd</sup> and 93<sup>rd</sup> Street. Insurance has been provided and the application has been circulated.

Stone Harbor Elementary School – Summer school program, field trip to Beach Patrol weekend, Thursday, August 4 from 10:45-12:45pm. If Building is not accessible, they will do an event on the beach instead.

Dewald Paper Hanging Company – Kevin Dewald: Proposing to run a surf contest, September 10<sup>th</sup> & 11<sup>th</sup> on the 110<sup>th</sup> Street beach. Applicant is not a non-profit and not seeking to make a profit.

Councilmember Gensemer has concerns with the applications presented indicating that they do not follow our ordinance and would like to clarify the guidelines for approval of events. Mayor Davies-Dunhour provided reasons for acceptance of applications and stressed the importance of reviewing each to determine the effects/impact for each event. Mayor Davies-Dunhour suggested that the surf contest event be handled through the Recreation Department. Jenny was instructed to contact Mr. Dewald and determine if he would be interested in partnering with the Recreation Department on this event.

Tuesdays at the Tower concert series has begun; the Farmers market is underway and has a longer wait list than actual participants; Festival of Lights Food Truck Festival is scheduled for Saturday, July 30<sup>th</sup>- there is still opportunity for additional vendors; 7 Mile Players Theater performance at the rec field is scheduled for July 28<sup>th</sup>.

**Natural Resource Committee – Councilmember Robin Casper**

Councilmember Casper reported that a meeting was held on Wednesday, July 13 with the Army Corp of Engineers to review beach nourishment for the Borough. Doug Gaffney updated Mayor and Council on this project and indicated that Stone Harbor will qualify for a beach nourishment in 2022 – beginning in December. Specifically, the survey completed determined a total need for sand which exceeded the dollar amount available, the cost of fuel is definitely a factor. It is estimated at a cost of \$41 a cubic yard. Avalon is slated to get 231,000 cubic yards of sand and Stone Harbor is slated to receive 464,000 cubic yards of sand. Sand placement is slated for 100<sup>th</sup> Street to 118<sup>th</sup> Street and South of the 122<sup>nd</sup> Street. Doug is expecting plans for review on the project. Doug suggests changes to placement of sand south of 122<sup>nd</sup> Street and would recommend placement of sand north of 110<sup>th</sup> Street. The estimated cost of this project is \$28.5 million dollars. \$18.5 million would come from the Federal Government and \$10 million from the State. 25% of the State related cost would be Stone Harbor and Avalon's responsibility – final cost share would be determined once project details are more defined.

Mayor Davies-Dunhour clarified that Doug's recommendation would be to place sand north of 110<sup>th</sup> Street. Of the \$28.5 million available, \$2-\$3 million of that funding will include geotechnical borings, determining sand burrowing areas and environmental studies. Army Corp takes the lead on determining sand burrowing areas for this project.

Councilmember Casper provided an update on migrating birds at Stone Harbor Point:

2 pair of Piping Plover

21 pairs of American Oyster Catcher

Colonial Species: 2 Adult Least Terns; 496 adult Black Skimmers with 86 incubating.

Common Terns: 74 adults with 7 incubating.

Councilmember Casper reminded everyone of the upcoming Stone Harbor Museum Fund Raising Gala on August 24<sup>th</sup> from 5pm to 8pm. Tickets can be purchased at the Reed's.

**Discussion:**

**Enforcement of Regulation at Stone Harbor Point**

Captain Palmer presented a synopsis of Stone Harbor Point. In 2016 the Wetlands Institute requested assistance from the Police Department when their interns were overrun with issues regarding dogs, swimming in unprotected areas, trespassing in fenced areas, possession of alcohol, beach tags and boats landing at the southernmost tip of Stone Harbor Point. Stone Harbor Police Department assisted with compliance from 2016 through 2021 and was successful in enforcing the guidelines. Due to damage caused by the Mother's Day storm patrols were not completed in the month of June 2022. This complicated efforts already in place and resulted in rules and regulations not being followed once again. In the beginning of July patrol efforts began again, however it has become more difficult with enforcement. Visitors to this area do not feel that there are any laws, rules or regulations that apply to them and the scientist have stated that the activity in this area has had a significant impact on the conservation area.

Administrator Smith reviewed the details that Captain Palmer presented. A review of this matter with the Borough Solicitor, Borough Prosecutor and members of the Police Department determined the need for a change in the rules and regulations to assist with enforcement. Solicitor Steve Morris further reviewed the details of the Public Trust Doctrine which seems to be the excuse that boaters and visitors to this area are using to avoid any violations from Police. He explained that the rules and regulations that are being clearly ignored are a direct violation of the conservation area guidelines. Solicitor Morris stated that by changing Chapter 156-6 in the form of a Resolution is enforceable and Administrator Smith noted that a change in the Ordinance will be made in the future.

**93<sup>rd</sup> Street Pump Station Update**

Tom Thornton, of Mott MacDonald, provided an update to this project. In 2016 the Borough applied for Federal funding for this project and was awarded \$2.7 million dollars in grant funding which would have covered 90% of the cost. By late 2017 the borough secured the grant funding and Mott MacDonald was asked to complete a peer review of the plans to implement 5 pump stations. In 2019, Mott MacDonald was authorized to redesign the plan for flood mitigation. The design criteria was changed at that time based on the eliminate flooding for a 5 year rain event for conditions at high tide and limit a 10 year event to nuisance flooding. In March of 2020 a 30% design was reviewed with the borough. In late 2020 Mott MacDonald again reviewed the 75% design – estimated cost at \$11.5 million. In 2021 the permit applications were submitted. In addition, there were easement issues and requirements that the County placed on this project. The project is estimated at \$19.5 million dollars at this time. Some items that contributed to the increase in cost are supply chain issues, inflation and individual components previously stated. The Cost Benefit Analysis far exceeds the benefit cost ratio for this project. Tom Thornton noted that the design criteria determines the cost. Councilmember Gensemer asked who owns the design criteria. Tom believes that the Borough owns the design criteria but was not involved in the beginning stages of this project and was unable to find any documents that are specific to this question. The design criteria was not changed once Mott MacDonald took over the project.

Councilmember Moore provided a cost of investment on this project to date: \$500,000. The Borough may be able to apply a significant amount of the costs incurred to a future project if this project is terminated. The amount that could be applied is unknown at this time. There have been a number of discussions in the past month within the Public Works Committee which included Engineer Marc DeBlasio and Engineer Tom Thornton. Unless there are significant reasons to continue with this project, the Public Works Committee will be requesting that the Borough terminate the project and reevaluate.

No Further Discussion

Work Session, July 19, 2022

Upon Motion by: Councilmember Frank Dallahan  
Seconded by: Councilmember Reese Moore

That the Work Session Meeting of Mayor and Council be adjourned at 5:41p.m.

**Vote**                      **6 Councilmembers**    **AYE**

APPROVED \_\_\_\_\_, 2022

 \_\_\_\_\_, Mayor

ATTEST \_\_\_\_\_, Borough Clerk