

NEW JERSEY STATE PLAN ENDORSEMENT
MUNICIPAL SELF ASSESSMENT REPORT (MSA)

Prepared for:

THE BOROUGH OF STONE HARBOR, CAPE MAY COUNTY (Petitioner)
9508 SECOND AVENUE
STONE HARBOR, NEW JERSEY 08247

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BOROUGH OF STONE HARBOR
MUNICIPAL SELF ASSESSMENT REPORT

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A.) INTRODUCTION

1.) Goals/Objectives

The barrier island community of Stone Harbor situated in Cape May County and currently designated as a Town Center within the PA5B-Environmentally Sensitive/Barrier Island Planning Area, is seeking Plan Endorsement from the State of New Jersey for a multitude of reasons. Primarily, Stone Harbor seeks to access available technical assistance and potential State funding for projects related to issues involving predicted climate change resiliency, water supply and sanitary sewerage infrastructure enhancement, surface and groundwater protection measures, storm water management system upgrades, preservation and protection of critical open space resources, roadway rehabilitation and pedestrian safety.

Given the nature and scope of these issues as well as the Borough's location within the State's designated Coastal Zone and existing overall development density, it was felt the optimum way forward is to request that the Borough's existing Centers designation be extended, as discussed at the Pre-Petition meeting held with OPA staff on 04/28/2020.

2.) Relevant Planning Issues

Maintaining the Borough's quality of life as a waterfront, resort-oriented community situated completely within the State's Coastal Zone given the imminent nature of climate change hinges significantly on the implementation of strategic planning initiatives. These initiatives have involved and been focused on increasing general municipal resiliency; as well as the protection of surface and groundwater quality and supply, enhancement of beaches and public waterfront access points and providing a safe and efficient multi-modal transportation network.

This Endorsement process has continued the Borough's focus on planning, funding, and implementing strategies that prioritize protection of public health and safety, as reiterated in Executive Order #89, and has been ably assisted through input from the Borough's Plan Endorsement Advisory Committee.

Further, Stone Harbor seeks to maintain its flourishing coastal community through a deepened focus on sustainability. Specifically, the Borough would benefit from the State's assistance in this process by ensuring its actions are aligned with the greater sustainability goals of New Jersey. With the support provided through Plan Endorsement, Stone Harbor would be better prepared to create actionable change on these time-sensitive planning issues.

3.) State Agency Assistance

Assistance required will generally involve technical information sharing, planning and potential cost sharing for public infrastructure upgrades aimed at structural and nature-based tidal flood mitigation, roadway and pedestrian circulation system improvements and surface water quality protection through improvements to the Borough's comprehensive storm water collection system and further implementation of "green" land use and development policies. Upgrades to the Borough-owned community water system are also aimed at increasing efficiency and conservation efforts by all users to mitigate drought conditions and salt water intrusion along with associated impacts on regional groundwater resources.

Ongoing coordination with Federal partners is also requested in order to continue successful beach replenishment projects, and in undertaking the long-awaited dredging of the Intracoastal Waterway separating the Borough from the mainland.

The recent Master Plan Reexamination Report compiled in 2019 involved extensive coordination with various stakeholders, including the general public during a series of publicly advertised information and consensus gathering meetings on critical aspects of the community's future development and issues of short- and long-term concern. Through this process, Stone Harbor gained a renewed focus on the issues most important to this barrier island community and its residents and visitors. Through technical assistance from the State, the Borough will be able to act on its vision for a more sustainable future.

4.) Summary of Plan Endorsement Efforts

The Borough has embraced long-term planning in the setting of clearly defined and funded objectives for public improvements within the community. This has involved annual capital improvement/budgetary planning, compilation of detailed Master Plans and updated Plan Reexamination Reports as well as updating of the Borough's land development and zoning regulations, creation and adoption of resource protection ordinances along with the implementation of plans related to dune management, community forestry, storm water permitting(MS4), water conservation, and recycling.

These planning efforts, supported by the governing body, Borough staff, and volunteers serving on various boards and committees, have served to support a shared vision of the community. The goal is to move forward towards greater resiliency contributing to an effective Plan Endorsement process.

5.) Plan Mapping Revisions

As noted, in recognition of the community's existing intensity of development, and public infrastructure extent and availability, extension of the Borough's current Centers designation is sought.

6.) Waivers

As noted, the Borough recently completed a comprehensive Master Plan Reexamination Report in 2019. This process included the formation of a Master Plan Reexamination Committee and included a series of advertised fact gathering and informational meetings with stakeholders, resulting in intensive plan review and refinement. Given this recent collaborative process and consistent governance, the Borough now requests a waiver of the Public Participation Element of the Endorsement Process.

Being that the Borough is essentially "built out" with a well-defined, walkable commercial and public services district, developed residential zones with integrated publicly maintained open spaces and quality recreation amenities, including the beach and bayfront, its long term planning goals have been clearly defined.

These goals are aimed at general community improvements through strict enforcement of land use, zoning and design regulations, public infrastructure upgrades, protection of community open spaces and natural resources and increased application of sustainable practices.

B.) EXISTING CONDITIONS/OPPORTUNITIES AND CHALLENGES

1.) Location and Regional Context

The coastal barrier island community of Stone Harbor occupies a total area of 2.31 square miles, all situated within the State's designated Coastal Zone and comprising the southern portion of Seven Mile Island, which it shares with the contiguous Borough of Avalon directly to the north. Stone Harbor is located entirely within the CAFRA zone, and thereby subject to the applicable environmental and land use provisions of the New Jersey Coastal Area Facilities Review, Waterfront Development and Coastal Wetlands Acts.

To the south, the Borough is bounded by expansive coastal marshes within Middle Township, Hereford Inlet and the City of North Wildwood; and to the west, by the Great Channel segment of the Intracoastal Waterway and coastal marshes within Middle Township. Stone Harbor is part of Cape May County, New Jersey's second smallest county based on resident population.

The community's proximity to tidal waters, the ocean, inlets and back-bay areas have defined Stone Harbor since its' founding in 1914. The Borough's evolution into the resort-oriented, residential community that exists today has followed a pattern similar to other coastal communities in the State.

Development of these communities was initially underpinned by passenger rail service providing access from Philadelphia and other major urban centers early in the 20th century, and more recently by automobile travel which has grown exponentially, fostered by the development and extension of the Garden State Parkway into Cape May County in 1956. Though the rail service that once connected Philadelphia to Southern New Jersey's shore points no longer exists, the Borough remains heavily influenced by the Greater Philadelphia region, as that is where many of its summer residents travel from to enjoy the island's offerings. However, the increase in automobile travel, along with better highway systems, has also brought visitors from neighboring states like New York to the Borough.

Within Stone Harbor, there exists a delicate balance between natural elements and the built environment. While the island is largely developed with residencies and shops, it still maintains pristine beaches, marshes, and abundant wildlife. This duality is common among coastal towns in Southern New Jersey.

2.) Background

From a demographic perspective, the Borough's year-round population has slowly declined over the past several decades from a high of 1,187 in 1980, 1,025 in 1990, 1,129 in 2000, declining to 866 in 2010 and with a Cape May County Planning Board projection of 805 in 2020, (County Comprehensive Plan, page 52) confirming both an aging resident population and the primacy of the Borough's seasonal, "second home" status.

The Borough's evolution to the family-oriented resort that exists today has supported development and subsequent redevelopment of an efficient, well-functioning community for residents and seasonal second home owners/visitors with a well-defined servicing commercial district focused on the 96th Street and along segments of 2nd and 3rd Avenues. While year round resident population over the past forty (40)

years has declined from 1,187 in 1980 to a projection of 805 in 2020, the current seasonal population rises to approximately 21,000 according to recent estimates by the Cape May County Planning Department, a number that has continued to rise over the past two decades.

The Borough's current demographic profile mirrors coastal communities throughout Cape May County having stable to declining year round populations owing to the primacy and market for second homes within coastal locations. Aging year round populations also appear to be a recurrent trend based on recent demographic and labor rate statistics compiled by the Cape May County Planning Department. This issue was addressed at length in the Stone Harbor Master Plan, published in 2009.

It should be noted that this long term declining year round population trend has been temporarily slowed by the Covid-19 pandemic. Consistent with nearby shore communities, second home owners within the Borough have extended seasonal stays evidenced by metrics such as traffic flows, metered potable water use and increased enrollments in the Borough's public school system. It remains to be seen whether this trend continues or is a temporary situation.

3.) Inventory of Key Characteristics

- Housing Section – The 2019 Reexamination Report notes, consistent with adjacent shore communities, home values within the Borough have continued to rise dramatically in recent years, averaging \$1,209,100.00 in 2017, almost 4 times the State average at that time. This “average” value has no doubt increased given the paucity of developable sites, sustained high demand for coastal home site locations, and favorable financing conditions. Based on the most recent real estate trends and home valuations in 2021, the value of homes has continued to further increase in Stone Harbor, while the number of total housing units has declined from 3,428 in 2010 to 3,135 in 2020 according to data reported in the County Comprehensive Report (Page 69).

The Borough has enacted Affordable Housing regulations, specifically Section 560-48 of the adopted zoning ordinance. These regulations comprehensively layout the procedure for development interests within the Borough to contribute to the established Community Housing Fund. This dedicated fund was implemented in 2009 as a component of the Borough's Substantial Certification and Settlement process through the Council on Affordable Housing (COAH) and Fair Share Housing Association.

This regulatory framework provides the basis for the utilization of collected funds for targeted residential rehabilitation work, assuring that required inclusionary development requirements for new development and income eligibility assessments are carried out and determining mandatory maximum rental fees to assure benefits are appropriately directed.

- Commercial Sector – From the economic development and employment standpoint, the Borough's historic core commercial district situated along 96th Street stretching several blocks along Second and Third Avenues, primarily consists of a variety of retail, entertainment, food and personal services businesses with professional office uses generally confined to upper floor spaces within the corridor.

The Borough continues to work with business owners and the local Chamber of Commerce on shared objectives to stabilize and enhance this downtown business community. These objectives include:

- Scheduling of community events during spring and fall to bring seasonal residents and visitors into the community during traditional “shoulder” seasons;
 - Expanding parking in and adjacent to the district and providing for public transit service and other modes to service this area such as bicycles by providing segregated travel lanes and parking facilities;
 - Aesthetic and design enhancements such as landscaping, sign regulations and traffic calming measures which cumulatively provide a “walkable” and vibrant commercial district serving both residents and visitors to the community.
- Public Facilities – In terms of community facilities, the Borough has developed and currently supports:
 - Municipal Complex – offering a full range of governmental services to residents/visitors;
 - County Library Branch;
 - Recreation Building;
 - K-4 Elementary School providing education services for resident and tuition students from outside the district. (The Borough shares facilities with the Avalon Borough School District where grades 5-8 attend);
 - Firehouse and Emergency Services Building;
 - Public Works Facilities;
 - At 81st Street the Borough maintains waterfront facilities adjacent to the Intracoastal Waterway providing boat launching, kayak storage as well as extensive waterfront public access for fishing, crabbing, etc., seasonal vessel mooring and boat trailer parking;
 - Municipal water supply wells, treatment facility, and 500,000 gallon elevated storage tank;
 - Wastewater pump stations;
 - Recreation amenities inclusive of several playgrounds, athletic fields, tennis, basketball and shuffleboard court complexes;
 - Natural open space resources including the beach, Bird Sanctuary and Point Beach/Dune Complex;
 - Public Services provided by the Borough include:
 - Public Administration;
 - Resident Police/EMT coverage;
 - Emergency Management;
 - Salaried/Volunteer Fire Department;
 - Public Works Department;
 - Water and Sewer Department;
 - Recreation Department;
 - Tourism Department;
 - Beach Patrol staff/equipment;
 - Elementary School staffing;
 - Water/Sanitary Sewerage service;
 - Solid Waste/Recyclables collection.
 - Transportation/Circulation – The Borough is in process of formally incorporating “Complete Streets” policies into the design, operation and maintenance of the comprehensive +/- 21.4 mile municipal

roadway network over which it has jurisdiction. As noted in Section F of this report, the Borough annually applies for and has received annual funding for specific roadway reconstruction projects through NJDOT's Municipal Aide Program. This process has also included ongoing annual funding of repairs and enhancements to existing sidewalk systems, bicycle lanes, ADA upgrades and traffic "calming" strategies in order to promote safe and efficient travel regardless of mode.

Bicycle use is encouraged and safe travel for this mode is facilitated by segregated lanes along Second Avenue traversing the length of the Borough and connecting to a similar system in Avalon Borough directly to the north. Public bicycle parking racks are also provided within the commercial district as well as at all major active recreation and open space sites.

Traffic "calming" strategies have also been planned and designed involving signage, clearly defined pedestrian crosswalks, and narrowing of vehicular travel lanes. These strategies have been implemented within the downtown commercial district to slow vehicular traffic and assure pedestrian safety.

The Borough is currently served by fixed route transit service provided by NJ Transit (NJT) Corporation. NJT provides daily bus service between the Borough and Atlantic City (northbound) with connections to New York City and Cape May (southbound) on Route # 319 as well as between the Borough and the Camden/Philadelphia metropolitan area via Route #315.

The County of Cape May also offers fare free transit service to eligible seniors and the disabled within the Borough providing door to door service to doctor/medical facilities and personal service appointments within the County.

The Borough has also committed its support for the local jitney service that had provided seasonal transit service on a fixed loop route pre COVID. The Borough and transit provider share the objective of having the service reinstated utilizing all electric vehicles.

- Water/ Sanitary Sewerage Infrastructure/Capacity – The Borough provides potable water supply and distribution service as well as sanitary sewerage collection and conveyance infrastructure. The water system consists of a series of four (4) supply wells all of which draw supplies from the Atlantic City 800-foot sand aquifer. The system also includes a treatment and primary distribution center situated at 96th Street/2nd Avenue. The requisite wellhead protection ordinance has been prepared for noted water supply sites and will be introduced for adoption in the near future.

The Borough's current water allocation permit issued by NJDEP's Division of Water Quality, Bureau of Water Supply provides for a maximum diversion of up to 52.0 mg/month with an annual allocation limit of 268mg. The normal pattern of consumptive use within the Borough rises in the spring, peaks during the height of the summer season and falls back in the fall and winter seasons.

Given the Covid-19 crisis as many of the Borough's seasonal homeowners essentially moved into their residences during the spring of 2020, water use increased quickly and has stayed elevated throughout the summer and into the early fall. It remains to be seen as to whether this elevated consumption trend will continue through 2021 and beyond.

In an effort to reduce consumption, the Borough has instituted outreach and educational segments on conservation practices and enforced strict limits on outdoor irrigation of private properties, noted in Chapter 547 in the Borough Code. Additionally, the Borough Construction Office enforces current BOCA Code requirements mandating the use of water conserving kitchen/bathroom fixtures on all new and redeveloped residential and commercial projects within the Borough.

Also, in an effort to reduce utilization on publicly-owned recreation sites and highway right-of-ways strict watering schedules have been implemented and the use of indigenous plantings prioritized. Adoptive reuse of treated wastewater for landscape and turf irrigation on Borough- owned sites is also being reviewed.

The requisite Water Conservation and Wellhead Protection Ordinances have been prepared and will be introduced to Borough Council for adoption.

The Town Center portion of the Borough is situated within a designated sewer service area in Cape May County's adopted Wastewater Management Plan. From a service perspective, the Borough maintains an agreement with the Cape May County Municipal Utilities Authority (CMCMUA), the regional wastewater treatment provider. The Authority provides conveyance infrastructure within the Borough directing all generated wastewater to the Authority's Seven Mile Treatment Facility located adjacent to Exit 11 off the Garden State Parkway in adjacent Middle Township.

The service agreement that the Borough maintains with the CMCMUA allows daily conveyance and treatment of the Borough's generated wastewater by this designated regional provider.

- **Natural, Cultural and Recreational Resources** - The Borough's coastal location and expansive accesses to the Ocean and Intracoastal Waterway provide the geographic context for the community's natural setting. Public access to these resources has been enhanced by past Borough actions by providing low impact accessibility to natural areas including reconstruction of numerous beach access points sensitive to protective dunes, the Bird Sanctuary, the Point beach/dune complex and Intracoastal Waterway at the Borough's 81st Street waterfront facility and recreational fishing pier at 114th Street. It should be noted that the Borough's 81st marina and waterfront access site has recently been selected to receive substantial financial assistance through the Green Acres Open Space Fund. These funds are to be utilized to further enhance public access to the waterfront, mitigate tidal flooding and substantially reduce impervious cover through plantings of native vegetation with concurrent improvements to water quality.

From a recreational standpoint, the Borough provides a variety of quality recreational and fitness resources targeted to all ages and abilities. These include dedicated facilities for lighted basketball and tennis courts, softball, youth baseball, soccer and field hockey fields, as well as several playgrounds, walking trails and delineated north/south bicycle lanes running along Second Avenue traversing the entire community.

From a cultural standpoint, the Borough and area surrounding provides for a variety of experiences. The Borough's recently constructed County library branch and community-supported museum provides opportunities for research on local history and the Borough's evolution and development.

Further, the Borough accommodates churches of major denominations. The Borough also supports the Wetlands Institute, situated just across the Intracoastal Waterway in Middle Township, which provides extensive educational and research opportunities focused on coastal ecology.

While not situated within the Borough, adjacent Middle Township supports a number of other regional cultural opportunities/resources serving Borough residents/visitors, including:

- The Middle Township Performance Center – music/dramatic events;
- Cape May County Zoo- recreational/educational experiences;
- Cape May County Museum – depository of local historic information/artifacts;
- Cape/Atlantic Community College – traditional/adult education opportunities;
- Cape May County Technical School – offering variety of technical and continuing adult education experiences;

The 2009 Community Master Plan also emphasized the urgency to identify and preserve older structures throughout the Borough. While most older homes have long since vanished from the community, the former Lifesaving Station situated on Second Avenue at 117th Street, repurposed as American Legion Post #331, currently represents one of two Borough structures listed on the National Historic Registry and has been preserved intact.

- Environmental Justice/Vulnerable Population Issues – Clearly the most serious ongoing concern, given the Borough’s coastal location, is the ability to quickly and effectively communicate potential storm and tidal flood warnings to all residents/visitors within the community. If deemed necessary, Borough staff would facilitate, along with the State’s Department of Homeland Security, local and Cape May County Offices of Emergency Management and, local, County and State law enforcement, a safe and orderly evacuation process for all citizens, including seniors and the disabled who may not have access to personal transportation.

The Borough has created and maintains a comprehensive CODE RED notification system to provide community-wide warnings and real time information on pending storm events for emergency planning purposes.

- Climate Change/Sea Level Rise Impacts - The Borough continues to experience varied and deteriorating impacts of climate change-fueled sea level rise inclusive of:
 - “Sunny day” flooding of storm sewer systems, intersections and street segments during monthly high tide cycles in lower portions of the community;
 - Beachfront erosion resulting from intensive coastal storms, inclusive of recurrent ‘nor’easters’, generating extremely hazardous conditions within the littoral zone;
 - Extreme variations in local/regional precipitation patterns producing flash flooding and/or drought conditions, challenging potable water supply through potential salt water intrusion into water-bearing geologic formations which provide potable and emergency water supplies;
 - Recurrent “back bay” flooding along the Intracoastal Waterway and within basin mooring areas damaging both public infrastructure as well as adjacent private properties.
- Resiliency Planning Efforts - Post Superstorm Sandy and in response to increasing threats posed by the varied impacts of climate change, the Borough has undertaken a series of mitigative strategies aimed

at substantively increasing resiliency within the community for both publicly owned and operated infrastructure and on private properties. These actions included collaboration with FEMA staff, adoption and use of revised flood maps and entering into the revised Community Rating System where the Borough has attained a CRS rating of 5. In addition, the Borough has implemented a series of specific actions aimed at mitigating potential community-wide impacts, including:

- Creating and maintaining a comprehensive and informative Flood Hazard Information site that provides detailed narrative and graphic information regarding activities which have been completed as components of its current Community Rating (# 354323) through the National Flood Insurance Program including:

<u>Activity #</u>	<u>Description</u>
300	Public Information
310	Property Elevation Certificate Information
320	Local/Regional Flood Mapping Data
330	Outreach – General Flooding Information
340	Real Estate Hazard Disclosures
350	Flood Protection Information/Hazard Mitigation Planning
360	State/Federal Flood Protection Assistance Programs
370	Flood Insurance Promotion Information
410	Local Regulatory Floodplain Mapping
420	Community Open Space Preservation Information
440	Flood Data Metrics/Regional Benchmarks
450	Storm Water Management (MS4) Regulations/Plans
450	Local Ordinance Regulatory References
501	Notice to Residents – Repetitive Loss Areas
510	Beach Management Plan
540	Community Drainage System Inventory/Inspections
610	Flood Warning System/Procedures

- Annual enhancement of the beachfront dune system including additional plantings of native herbaceous species and drift fence relocations/additions to expand and fortify this system both vertically and laterally;
- Incremental upgrading/raising the elevation of waterfront bulkhead structures both within public rights-of-way and along adjacent private properties along the back bay area to prevent/lessen tidal flooding;
- Working with Atlantic City Electric on the comprehensive hardening of electrical power infrastructure serving the community, including replacement of older transmission structures, implementing code requirements mandating underground connections of servicing infrastructure to all new construction, upgraded underground switching vaults, redundant service connections to the mainland transmission grid and replacing existing street lighting with LED fixtures. The Borough has also recently had extensive discussions with ACE regarding potential options and associated cost implications for reinstallation of the Borough's electrical power supply infrastructure completely underground. While recent above ground upgrades to the Borough's existing power grid have enhanced resiliency this comprehensive subsurface

installation project may continue to be discussed with ACE potentially as a pilot or as a project completed on an incremental basis in order to mitigate costs;

- As the primary component of its Coastal Vulnerability Assessment, the Borough has created flood mitigation overlay zones within the community based on recent FEMA flood mapping. Within these zones, when residential property owners/developers undertake new construction or substantial improvements of existing structures, required lot grading criteria now include the provision of linear retaining structures along the property right-of-way so that future elevating of roadway segments can be accommodated absent back flooding. These provisions are in addition to meeting the current stringent structural requirements of the Borough's Flood Hazard Reduction Ordinance;
- Implementation of the community-wide Storm Water Master Plan is ongoing, as well as comprehensive Pollution Prevention and Watershed Management Plans. These planning documents detail compliance with the State's MS4 Permit, designed to reduce and mitigate Non-Point Source (NPS) impacts on water quality and provide detailed information on the Borough's storm water management system and flood mitigation efforts. Planning has emphasized reductions in impervious coverage on both private and publicly-owned lands wherever possible, upgrading of conveyance capacity as well as other measures aimed at minimizing tidal flooding impacts on the community.
- Redevelopment and Rehabilitation Areas - At this point the Borough's governing body has not formally determined any specific areas within the community as meeting the criteria as areas in need of redevelopment and/or rehabilitation, as defined by Local Redevelopment and Housing Law(NJS 40A:12A-1 et seq.).
- Status of Planning - As noted previously, the Borough in 2019 completed and adopted a comprehensive Master Plan Reexamination Report which built on the 2009 Master Plan for the community. In addition, the Borough maintains an annual Capital Budgetary Planning process reflecting established municipal needs.

The 2019 Reexamination report, as well as current capital budget, highlights specific areas of concern which are primarily focused on increasing community resiliency, infrastructure enhancements, recreation upgrades and natural resource protection. Examples include provisions on beach front protection/restoration, water conservation, lot grading, flood mitigation, storm water system upgrades and protection of municipally-managed green spaces.

C.) COMMUNITY VISION/PUBLIC PARTICIPATION

The 2019 Master Plan Reexamination Report involved the formation of a Master Plan Sub-Committee involving five (5) members representing the governing body and several Planning/Zoning Board members. During plan development input was also received from the entire Planning Board and its professional planning, legal and engineering staffs.

This Reexamination Plan also utilized the following adopted planning documents in its preparation:

- Stone Harbor Master Plan, June 22, 2009
- 2009 Housing Element and Fair Share Plan

- Borough of Stone Harbor Zoning Code
- Historic Preservation Plan, October 2010
- Municipal Public Access Plan, December 2011
- Conservation Plan, March 2008
- Forestry Management Plan, September 2016

In order to solicit and acknowledge input from various stakeholders throughout the community, opportunities for public input and discussion were advertised and provided at nine (9) scheduled meetings of the Sub-Committee throughout the plan compilation process where a specific range of issues were discussed.

These collaborative sessions resulted in a consensus view on future directions the Borough should move with regard to critical issues such as transportation, zoning, public facilities as well as the protection and preservation of remaining cultural and natural resources.

This process resulted in the final Master Plan Reexamination Report being adopted by the Borough Planning Board on 07/08/2019, memorialized by Resolution #2019-004. Insights from this report are currently used as the basis for decision-making by local officials charged with implementing the report's recommendations. (Copies of attendance sheets and meeting minutes of stakeholder meetings conducted during the reexamination plan development process are to be provided).

D.) RECENT/UPCOMING DEVELOPMENT ACTIVITIES

The Borough has experienced almost complete reconstruction of its housing stock over the past several decades along with limited "infill" development, resulting in a "built out" condition. For the most part, recent development activities have included minor subdivisions, and lot consolidations in concert with residential demolition and reconstruction and/or additions to existing residential structures.

Several major commercial/redevelopment projects have also occurred, primary among them redevelopment of the old Shelter Haven Hotel site at 96th Street and Third Avenue after Superstorm Sandy as the Reeds Hotel and Event Center Complex and the Harbor Square Movie Theatre/Restaurant on 96th Street. Other recent redevelopment activity within this downtown area included an expanded Borough Library coordinated with Cape May County along Second Avenue at 96th Street.

From the residential perspective, as an essentially "built out" community lacking developable lands, development activities within the Borough have overwhelmingly involved demolition and reconstruction of previously developed sites. In addition, structural expansions involving the raising of units to comply with the Borough's enacted Flood Damage Reduction Ordinance (Chapter 300) have also occurred, accounting for the majority of residential development activities.

The potential subdivision and redevelopment of approximately 2.0 acres of the Sisters of the Immaculate Heart of Mary's Convent property by private development interests, has been approved by the Borough Zoning Board, leading to the construction of thirteen (13) new single family residences developed in the southern end of the Borough, along with the extension of a municipal roadway (112th Street) and associated servicing infrastructure. The current plan for this project also involves demolition of the Order's

older seasonal communal residence, construction of a new retreat center meeting all current code requirements, reconfigured parking and comprehensive storm water management system.

The Borough has proactively dealt with the requirement of providing three (3) “affordable” units as required by the approval of this development project through the purchase and rehabilitation of an existing triplex. The three (3) rehabilitated units within this structure will be occupied by community residents meeting established regional income limits.

E.) STATEMENT OF PLANNING COORDINATION

An overview of the Borough’s 2009 Master Plan as well as the 2019 Master Plan Reexamination Report relative to similar plans compiled for adjacent communities, Cape May County and relevant State regulations has been completed.

From a land use perspective, Stone Harbor abuts the Borough of Avalon directly while the Intracoastal Waterway separates the Borough from the mainland community of Middle Township, both within Cape May County.

Permitted single and multi-family residential and commercial uses, primarily mid-rise motels, and densities are generally compatible along the Borough’s 80th Street boundary area with Avalon which also reflects a “built out” condition. The portion of Middle Township proximate to the Borough, known as Stone Harbor Manor, has seen intensive development/redevelopment of multi-family units and marine service uses along the Intracoastal Waterway in recent years. These uses are either clearly water-dependent, or sited to optimize waterfront access and views, and provide an additional market for existing/new commercial uses in the Borough’s nearby commercial center along the 96th Street/3rd Avenue corridor.

Coordination with the County of Cape May has involved working closely on a number of major transportation infrastructure projects including the ongoing work to reconstruct the bridge at 96th Street over the Intracoastal Waterway. This project will improve County Route 657 (Stone Harbor Boulevard) from the mainland to the Borough with enhanced pedestrian access. In addition, repaving and completing of drainage improvements along Ocean Drive (Cape May County 619), the major north/south connector traversing the entire length of Seven Mile Island have been ongoing.

The 2005 County Comprehensive Plan has now been updated and the final version is expected to be adopted by the County Commissioners before the end of the year. It is expected, given the impact of Superstorm Sandy and recurrent flooding and storm events that this report will continue to stress hardening of County-maintained transportation and drainage infrastructure, and the implementation of many of the climate-driven flood resiliency strategies planned and being implemented by the Borough.

With regard to compatibility with applicable State regulatory policies, the Borough has enacted stringent resource protection standards regarding:

- Protection and enhancement of the beach and protective dune system;
- Reducing groundwater withdrawals through enforced conservation, use of indigenous landscaping measures in both public and private settings and enforcing current standards on the installation of water conserving fixtures in all new and major redevelopment projects;

- Flood damage mitigation involving elevating of new and redeveloped structures and innovative lot grading strategies;
- Air quality impact mitigation through planned implementation of a “complete streets” policies;
- Water quality enhancement through funded upgrades to the Borough’s comprehensive storm water management system and land use regulations requiring on-site control and infiltration of runoff;
- Expansive public access opportunities and comprehensive maintenance of the public beach and protective dune system as well as public recreation areas at several locations along the back bayfront, providing opportunities for a variety of water dependent activities.

F.) STATE PROGRAM, GRANTS, CAPITAL PROJECTS

At this point, the Borough has applied and received NJDOT municipal aid funding during FY 2019 for the complete reconstruction of 88th Street between Second and Third Avenues (Ocean Drive) and in FY 2020 for the complete reconstruction of 106th Street between Second and Third Avenues (Ocean Drive).

In addition the Borough has undertaken preliminary design of a major municipal storm water system upgrade to control periodic inundations in flood-prone areas between 88th and 99th Streets on the bayside or western portion of the community. The project involves the construction of: (1) a pump station to be situated on a Borough owned lot on 93rd Street where an existing sewerage pump station is to be abandoned and demolished, situated just northwest of Third Avenue (Ocean Drive). In addition, a series of storm sewer pipeline and runoff collection structure modifications and improvements along 3rd Avenue (Ocean Drive) and Sunset Drive between 88th and 99th Streets and along 93rd Street northwest of 3rd Avenue (Ocean Drive) are also proposed as components of the project. These modifications include the replacement or upgrading and addition of new pipes and structures within paved roadways that are needed to facilitate the collection of storm water runoff, convey it to the pump station and then convey it from the pumping station to an outfall at Great Channel at the northwest end of 93rd Street for discharge.

The Borough has applied for funding under the Federal Emergency Management Agency (FEMA) Flood Mitigation Program in order to implement this project, currently being designed and bid, which will alleviate intermittent, storm-driven tidal flooding throughout the Borough’s downtown commercial district and adjacent low lying areas.

G.) SUSTAINABILITY/RESILIENCY STATEMENT

As noted throughout this report, the Borough has, through initiatives promoted by the governing body and, since 2012, with the Go Green Committee, taken steps to implement resource protection, zoning and land development regulations to promote both community-wide resiliency as well as the expanded use of sustainable practices. These actions then resulted in the Borough’s attainment of a Silver Certification under the Sustainable Jersey Program and included progress in the following areas:

General Background:

In 2014 the Go Green Committee submitted the Sustainable Jersey Application and was awarded the Bronze Certification. The Water Conservation efforts put in place by the Borough began the process of evaluating sustainable practices which qualified for credit for action items totaling 155 points. The Water

Conservation action item does not expire, therefore providing continual credit (points) towards recertification;

- In 2017 The Borough of Stone Harbor applied for recertification through Sustainable Jersey and was awarded the Silver Certification (400 Points). From 2014 through 2017 the Borough's Go Green Team began working with all municipal departments to review and implement sustainable practices which led to this achievement;
- The Borough implemented comprehensive "GREEN" purchasing guidelines with detailed objectives, as noted in Resolution 2017-S-214. This action along with others noted, resulted in the Borough's procurement of the Program's Silver Certification.

Land Use:

- Through developed Master Plans, Reexamination Reports and implemented zoning ordinances which limit all proposed development activities to upland infill areas served by infrastructure systems having sufficient capacity.

Natural Resource Protection:

- The Borough has adopted Conservation, Community Forestry Management, Dune Vegetation Management and Watershed Management Plans with detailed ongoing implementation schedules and objectives;
- Borough Council has been provided with Well-Head Protection and Water Conservation Protection ordinances for adoption;
- Community-wide Recreation and Open Space Inventory/Map have been compiled listing all dedicated municipal recreation and open space resources;
- Municipal Public Access Plan adopted 2011;
- Storm Water Pollution Prevention Plan (MS4) prepared and updated annually and Community-wide Storm Water Management Master Plan also completed in 2019;
- Innovative projects involving indigenous vegetative plantings at the Point Beach/Dune Complex and preparation of a Vegetation Management Plan for the Bird Sanctuary have also been completed. (The project at the Bird Sanctuary was awarded the County's Conservation Award in 2015.)

Transportation:

- Borough Council provided with formal Complete Streets resolution for adoption;
- Bicycle use encouraged with expansive parking facilities provided at major recreation sites and in downtown commercial district;
- Regional and local fixed route transit service available and seasonally enhanced to address demand within the community while reducing the need for private vehicle use and parking;
- Annual funding of pedestrian-oriented ADA improvements and traffic calming measures to enhance pedestrian and bicycle mobility;
- Borough Council has endorsed the future use of all electric transit vehicles providing seasonal service within the community;
- Implementation of a seasonal water taxi utilizing the Borough's 81st marina and providing service to waterfront restaurants and event venues within the region is being researched.

Energy:

- Borough Construction Office enforces latest BOCA-requirements for residential and commercial construction in terms of energy conservation and efficiency;
- Borough Public Works Facility has incorporated roof-top solar panels providing 100% of facility's energy requirements;
- Local community-sponsored transit vehicles are powered by compressed natural gas;
- A DC Fast Charge Electric Car Charging Station has been installed at 94th Street Public Parking Lot. This station was provided as part of the Infrastructure Development Program by UGO Stations in conjunction with Nissan North America and EVgo at zero cost to the Borough;
- Anti Idling Education has been promoted along with enforcement of ordinance provisions to limit activity especially in the downtown area;
- Public Works Department coordinates with Atlantic City Electric on increased utilization and replacement with LED light fixtures through the community;
- As noted, Council has endorsed the future use of electric jitney service within the Borough.

Waste Management:

- The Borough has adopted and enforces comprehensive residential/commercial recycling ordinances and provides detailed information to residents on material priorities and collection schedules;
- The Borough continues to enforce a ban on the utilization of single-use plastic bags;
- The Borough's Public Works Department seasonally conducts daily cleaning of the entire public beach area reducing potential water-borne litter/pollution;
- The Borough has entered into a shared facilities agreement with Middle Township to potentially relocate waste and recycling collection vehicles and equipment to a site within the Township on State Rt. 147 convenient for material conveyance to the County landfill and/or transfer station. This action, if implemented, would open up additional space at the Borough's 81st site for both active and passive public recreation.

Utilities – Water Conservation:

- Beyond implementation of BOCA – mandated use of water conserving fixtures in development/redevelopment projects throughout the Borough, the Go Green Subcommittee has worked extensively with the Utilities Committee in formulating practices and educational outreach promoting water conservation efforts in the community. These efforts have included:
 - Through consistent outreach to homeowners, the Borough Utilities Department created a lasting relationship with water users that made awareness for conservation a priority. Through these efforts the Go Green Committee recommended a mandatory irrigation watering schedule allowing homeowners to only water their landscapes three days a week.
 - Efficient Landscape Design was promoted throughout the community and added to the Borough's website providing information to homeowners on planting drought- tolerant, indigenous trees, shrubs and annuals in local landscapes.

Climate Planning:

As noted throughout this report, the Borough has proactively completed a series of actions aimed at both addressing the source and mitigating the impacts of climate change including:

- Instituting and maintaining a robust emergency management planning office and digital emergency warning system with ongoing coordination with agencies at the County and State levels;
- Implemented stringent structural flood hazard mitigation strategies for all new development and projects involving substantial improvement to existing structures;
- Implemented stringent natural resource protection standards for dedicated open spaces;
- Funded annual upgrades to the Borough's comprehensive storm water management system as well as facilitating compilation of a Storm Water Master Plan;
- Coordinated with utility purveyors on the hardening of transmission infrastructure and required all services integrating new development be installed underground;
- Implemented energy reduction strategies through use of solar panels on public facilities, implementing municipal transit service and encouraging and facilitating bicycle use throughout the community.

Diversity and Equity:

- The Borough understands its obligations with regard to this issue and has implemented and enforces strict equity policies regarding public employment and the use of any and all publicly owned/operated recreation amenities, educational and/or cultural facilities.

Public Info and Community Engagement:

- In 2015 the Borough of Stone Harbor began hosting an annual Green Fair which included 20+ businesses and vendors that offered sustainable initiatives such as Solar Energy, Recycling, Water Conservation and ideas that promoted repurposing and reuse, as well as entertainment for the entire family such as 3R's Magician Show and Eyes of Wild Animal Show;
- In 2015 the first Mayor's Wellness Challenge was implemented offering participants a 10 week program which included lectures, free opportunities for exercise at local gyms, Motivational Mondays, walk with the Mayor, nutrition guidance. The Borough was awarded the "Healthy Town Designation" in 2016 from the NJ Healthcare Quality Institute for their efforts in this campaign;
- The Borough has and continues to maintain a user-friendly web site aimed at providing "real time" local news of interest and fostering public engagement including access to a subscriber-driven emergency notification service identified as CODE RED that sends out blanket text messages or calls all users detailing weather alerts, EMT, fire and police activities in real time. The Borough site also provides detailed information on solid waste/recycling collections, flood mitigation, emergency management, water conservation, clean energy, storm water management, pollution prevention, low impact landscaping/integrated pest management and recreation as well as scheduled governing body/board meetings and special events;
- In addition, the Borough has televised via CCTV all Borough Council, Planning and Zoning Board meetings on local Public Access Channel 97.
During the pandemic, Borough staff has made extensive use of the Zoom platform to provide digital access for all Council/Board meetings;

- The Go Green Team, in concert with Borough Council, has submitted the 2021 Sustainable Jersey Application and been notified that the Borough will receive the Bronze Certification. New to this application was the mandatory practices established by Ordinance to ban all Single Use Plastics in the business district in 2019. The Borough's ban on single use plastics is the most stringent in the entire state of New Jersey. A strong partnership with the Borough and the businesses was created to ensure adherence to guidelines established. In addition the Borough strongly promoted the use of reusable shopping bags and reusable and biodegradable straws in an effort to save the environment from effects of single use plastic on wildlife and water quality.

Specific regulatory examples include:

- Chapters 156-20 through 156-27 regulating beach use and protection of the publicly maintained beachfront dune system;
- Chapter 170 regulating use of waterfront access facilities and vessel use;
- Chapter 200 regulating timeframes for private bulkhead replacement along the back bayfront and outlining minimum design specifications;
- Chapter 300 which requires new structures as well as those undergoing "substantial improvement" to be elevated so that the first habitable floor is a minimum of two (2) feet above the base flood elevation (BFE) depicted on the latest iteration of FEMA flood mapping for the Borough as well as all other applicable structural modifications;
- Chapters 345 and 470 mandating storm water controls for land development;
- Chapter 400 regulating protection of the 21 acre Bird Sanctuary as a critical habitat for native and migratory avian species as well as other Borough-owned/managed parks and recreational areas;
- Chapter 466 mandating community-wide recycling and prohibition on single-use plastic bags;
- Chapter 468 regulating source controls and specifying system improvements;
- Chapter 470 requiring storm water infiltration measures implementation on all new and redeveloped residential projects within the Borough;
- Chapters 542-25 and 547 mandating limitations on outdoor potable water use as a community-wide conservation measure;
- Chapter 560-24 of the Borough's zoning code designating the Conservation-Management Zoning District covering preserved natural lands within the Borough and stringently regulating protection and use standards;
- Chapter 560-38 of the Borough's Zoning code stipulates required setbacks from bulkhead structures along the back bayfront consistent with existing CAFRA regulations;
- Chapter 560-47 mandating that all utilities serving new development in the Borough be placed underground;
- Chapter 560-50 regulating lot grading activities and requirements for retaining wall installation for potential raising of adjacent streets;
- Adoption of comprehensive "green" purchasing guidelines as noted in Borough Resolution S-121 in 2017 as a component of its Sustainable Jersey Silver Certification.

In addition:

- Over the past decade the Borough has entered into several Intergovernmental agreements with the US Army Corps of Engineers and NJ Department of Environmental Protection facilitating beach replenishment/nourishment along the Borough's oceanfront;

- The Borough continues to allocate annual capital funding for storm water management system and back-bay bulkhead upgrades to mitigate tidal flooding.

H.) CONSISTENCY SECTION

1.) Local /Regional Planning

As noted throughout this report, the Borough has attempted to implement community-wide resiliency efforts proactively, consistent with issues identified in the most recent Master Plan and Master Plan Reexamination Reports. Identified issues related to zoning, development controls, water conservation, flood mitigation, storm water management, natural resource protection, traffic control, parking and recreation, etc., have been addressed either by adopting and implementing ordinance regulations governing the private sector or by planning, funding and implementing public sector capital projects.

2. State Plan - Consistency

As noted previously in this report, the Borough's historically developed area has been designated a Town Center within Planning Area 5B – Environmentally Sensitive/Barrier Island Planning Area. In terms of achieving consistency with the generalized Goals of the State Plan, the Borough has moved proactively in a number of ways, including:

- Goal 1 – Revitalization – As a developed residential community, improvements aimed at stabilization and enhancement of the resort-based commercial sector, natural resource protection and community-wide resiliency efforts provide consistency with SDRP Goals;
- Goal 2 – Natural Resource Protection – The Borough has enacted stringent resource protection regulations for beach, waterfront and natural open space areas, and focused all new development/redevelopment activities only within “infill” areas suitable for development and served by available public infrastructure consistent with Coastal development policies;
- Goal 3 – Promoting Beneficial Economic Growth – The Borough's dynamic housing market and core commercial sector provide local economic activities generating job opportunities for the region on both a year round and seasonal basis;
- Goal 4 – Protection of the Environment – The Borough has historically recognized that protection of the local/regional environment is critical to its continued viability, and has promoted policies and enacted regulations consistent with this goal as noted throughout this report;
- Goal 5 – Adequate Public Facilities/Services – As noted in this report, the Borough maintains a full range of well-funded public facilities and services for both year round residents and seasonal owners/visitors;
- Goal 6 – Housing – The Borough has an approved Housing Plan in place having entered into a settlement agreement with COAH and the Fair Housing Coalition in 2009, and is proactively providing affordable units based on proposed inclusive development;
- Goal 7 – Preservation/Enhancement of Valuable Areas – The Borough has effectively worked concurrently on both preservation and enhancements of natural open spaces, recreation sites and scenic sites within the community to allow limited, low impact utilization;
- Goal 8 – Statewide Planning Implementation – As an active participant in the State's dynamic tourist-based Coastal economy, the Borough has undertaken and implemented long range community planning objectives, and sought to integrate local planning policies with neighboring

communities, Cape May County, NJDEP's Rules on Coastal Development (NJAC 7:7-1.1 et al) and applicable SDRP policies.

3. Town Center - Consistency

Reviewing the specific statistical criteria for a Designated Town Center in the SDRP, it is clear that the Borough meets all relevant criteria with regard to size, housing density, population and employment. In addition, the following is provided in support of this designation:

- Clearly the historically developed area of the community, served by publicly funded and maintained infrastructure systems, will provide for any incremental population and employment growth outside of preserved/protected community open spaces and designated Parks/Natural Areas within the Environmentally Sensitive Planning Area (PA5) in proximity;
- The preservation, enhancement through "thin layer" deposition and long term protection of the expansive natural coastal marshes outside of the current Town Center boundary will sustain this feature's critical flood mitigation function, while concentrating resiliency and sustainability efforts, as detailed throughout this report, within the existing developed community;
- The Borough, as a component of its Affordable Housing Plan, finances targeted structural rehabilitation and assures incomes eligibility requirements while providing for the development of multi-unit residences within the designated Business District;
- As noted, the Borough has evolved a "walkable" community design traversed by a variety of non-vehicular and transit modes. The provision of an efficient low-cost transit services as well as pedestrian and bicycle-compatible streetscape improvements lessen seasonal parking demand in the Borough's commercial center, significantly reducing CO2 emissions generated by gasoline and diesel-powered vehicles;
- The community provides an expansive and diverse variety of public facilities including active recreation and open space amenities serving year-round as well as seasonal residents and visitors. Given the compact community design as well as its efficient, multi-model transportation network, all facilities are easily accessible;
- The Borough's current Zoning Map as well as recent aerial photography clearly depicts the community's compact form as well as the expansive acreage of preserved, natural open spaces situated within and around the entire periphery of the Borough. As noted, given the Borough's historic development intensity, new residential and commercial development will involve limited infill, demolition and reconstruction projects within the designated Town Center area;
- The Borough's Town Center designation serves to concentrate housing, including year round and seasonal units, as well as a variety of commercial and active/passive recreational uses into a historically developed resort community with available public facilities and servicing infrastructure;
- The Borough's Town Center designation complements Regional Centers in Wildwood and Middle Township which provide regional recreational and cultural amenities as well as County/State governmental services.

4. State Plan – Planning Area Policy Objectives

The specific SDRP policies/objectives for Planning Area 5B have now been reviewed relative to the Borough's regulatory and developmental framework:

- Land Use
Development/redevelopment activities are directed into areas regulated for growth having available servicing infrastructure; Critical natural/open space areas protected;
- Housing
Borough has an approved Fair Share Housing Plan;
Multi-family units permitted on smaller sites at higher density near commercial core;
Enacted flood damage reduction ordinance requires resilient structure design for all new development and on all projects involving substantial improvements on existing residential structures;
- Economic Development
Borough has coordinated marketing efforts with local business community to assist in facilitating year round commercial activities within the Borough's core commercial district;
Housing/commercial construction/reconstruction activities generating jobs/income focused in Town Center area;
- Transportation
Borough served by local and regional fixed route transit services;
Community has embraced "Complete Streets" policies to facilitate alternate modes which reduce seasonal parking demand and generation of green house gases;
- Natural Resource Conservation
Borough has enacted strict resource protection standards for protection of beaches, dune complex, bayfront and protected open space areas;
Enacted water conservation measures aimed at reducing potable peak demands by limiting daily and seasonal outdoor consumptive water uses;
Enacted Community Forestry, Conservation and Dune Vegetation Management Plans aimed at maintaining and enhancing native shrub and canopy plantings throughout the community for aesthetics, CO2 sequestration and erosion control purposes.
- Recreation
Borough has created and maintains expansive public access to beaches and bayfront;
Provides opportunities for boat launching, mooring, fishing and kayak storage at the Borough's 81st Street waterfront facility;
Through the Recreation Department, the Borough maintains a variety of quality active/passive recreation sites providing opportunities for all age groups and skill levels;
- Redevelopment
Borough has improved/enhanced public access to beaches and backbay areas consistent with adopted Municipal Access Plan;
Residential/commercial redevelopment activities incorporate BOCA code upgrades minimizing water and energy use and flood mitigation for all projects involving all new construction and "substantial improvements" to existing structures;
- Historic Preservation
Borough has identified historic Life Saving Station for inclusion on National Historic Registry and prioritized identification and preservation of historic structures;
Also provides ongoing support to local Stone Harbor Museum which chronicles Borough's history, evolution and cultural resources;

- Public Facilities and Services

The Borough maintains well-funded Public Works and Water and Sewer Departments handling scheduled systems' maintenance and emergency responses/repairs;

The Borough's Office of Emergency Management coordinates activities with neighboring communities, the Cape May County Office of Emergency Management and State's Office of Homeland Security;

- Intergovernmental Coordination

The Borough coordinates with the neighboring Borough of Avalon on provision of elementary school services/facilities for both communities;

Coordinates overlapping law enforcement, public works, transportation and utilities infrastructure and public services issues with Borough of Avalon, Middle Township and Cape May County as required in order to preserve and protect public health and safety.

5. Existing/Proposed Planning Area Consistency

Within the Borough's geographic limits, the designated Town Center within Planning Area 5B comprises the overwhelming majority of area, and all of the historically developed land area within the community. Areas within the Borough situated within Planning Area 5 – Environmentally Sensitive Planning Area include Sedge Island, situated within the Intracoastal Waterway comprising 27.76 acres and the Point Area beach and dune complex encompassing the entire southern portion of Seven Mile Island and comprising 80.42 acres.

Both of these areas, consistent with policies for Planning Area 5 and intent of the State Plan, are preserved open spaces, stringently regulated under both the Borough's Zoning and Land Development Code as well as by New Jersey's Coastal Development Rules.

I.) MAPPING

Copies of the Borough's current Zoning and Recreation/Open Space Map and Inventory in GIS format have now been attached as part of the Borough's MSA submission.

J.) STATE AGENCY ACTIONS

Any pending actions – NOV's

K.) STATE AGENCY ASSISTANCE/BENEFITS

As noted previously, the Borough's primary objectives for participating in the Plan Endorsement Process are to collaborate with State agencies on current policies regarding community resiliency and sustainability and for the sharing and use of available technical information regarding these issues. It is hoped this process can lead to potential project partnering and cost sharing on issues related to flood mitigation, water supply sustainability, coastal erosion control/engineering, open space acquisition and preservation, storm water management and roadway/pedestrian transportation system upgrades.

L.) CONCLUSION/SUMMARY

It is hoped this report provides a clear indication that the Borough of Stone Harbor has and continues to implement its land use and community-wide development strategies consistent with the Centers concept, as defined in the 2001 State Development and Redevelopment Plan. Stone Harbor seeks to enhance the Borough's flourishing through the adoption of sustainable practices affecting the environment, the local economy, and the Borough's residents and visitors. This goal is evident through Stone Harbor's 2019 Master Plan Reexamination Report, and its subsequent planning and land-use decisions.

The Borough has evolved a compact, "walkable" community form with a well defined commercial center, modern housing stock of single and multi-family units, preserved natural open spaces, well funded and maintained servicing infrastructure, and quality recreation amenities. These attributes cumulatively contribute to the Borough's established quality of life as well as leaving it well positioned to address future challenges of sustainability and resiliency.