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AN ENVIRONMENTAL IMPACT STUDY

of

A Proposed Development of Streets and Building Lots in the

BOROUGH OF STONE HARBOR,

STONE HARBOR, NEW JERSEY 08247

Performed by:

The Conservation and Environmental Studies Center, Inc.
Box 2230, RD 7, Browns Mills, New Jersey 08015

V. Eugene Vivian, Executive Director

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AN ENVIRONMENTAL IMPACT STUDY

A proposed development of streets and residential building lots in Tax Blocks 121.2, 121.3, 122.2 and 122.3 in the Borough of Stone Harbor, New Jersey

I Project Inventory

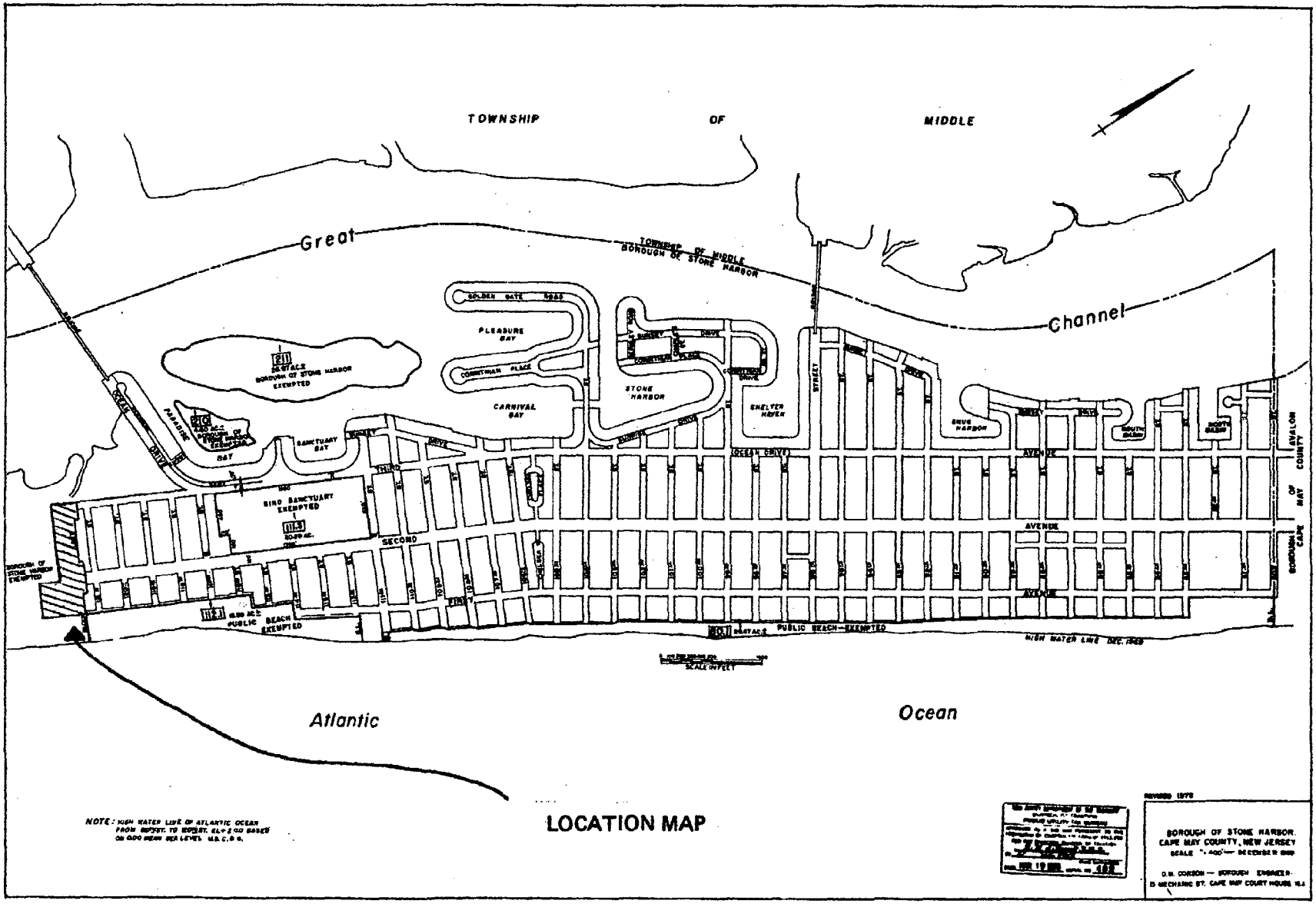
A. Statement of Intent

The Borough of Stone Harbor holds title to all those lands at the southern end of Seven Mile Beach from 122nd Street to Seven Mile Point at Hereford Inlet. The Borough desires to develop and sell four tax blocks for use as 29 residential building lots. The Borough has previously developed others of its southerly streets in a similar manner, the last being the development of 121st Street in 1972 (See Map No. 1, Site Location, page 1A and Map No. 3, page 1-C).

On the other hand, the Borough of Stone Harbor has publicly declared its intentions for the utilization of a large portion of the remaining land at the south end of Seven Mile Beach as an open space natural resource area. Borough Ordinance No. 375, enacted October 7, 1966 sets aside this land as indicated (See Map No. 2, page IB). The ordinance sets aside all land above mean high water from 134th Street to Seven Mile Point. In addition, the Council of the Borough of Stone Harbor is considering further measures to enlarge and protect its open space natural resource areas for a number of harmonizing multiple uses in recreation, wildlife protection and open space conservation.

B. Site Description

The land to be developed is that to be utilized in the construction of 122nd Street from the Atlantic Ocean westward to Third Avenue, with nine building lots (101 - 109) on either side of 122nd Street from the Atlantic Ocean to Second Avenue, and twenty building lots (201 - 220) between Second and Third Avenues, and including the adjacent parking and public access area. This land is designated Tax Blocks 121 and 122 on the Tax Map of Stone Harbor. (See Map No. 3, Revised 1973, page 1C).

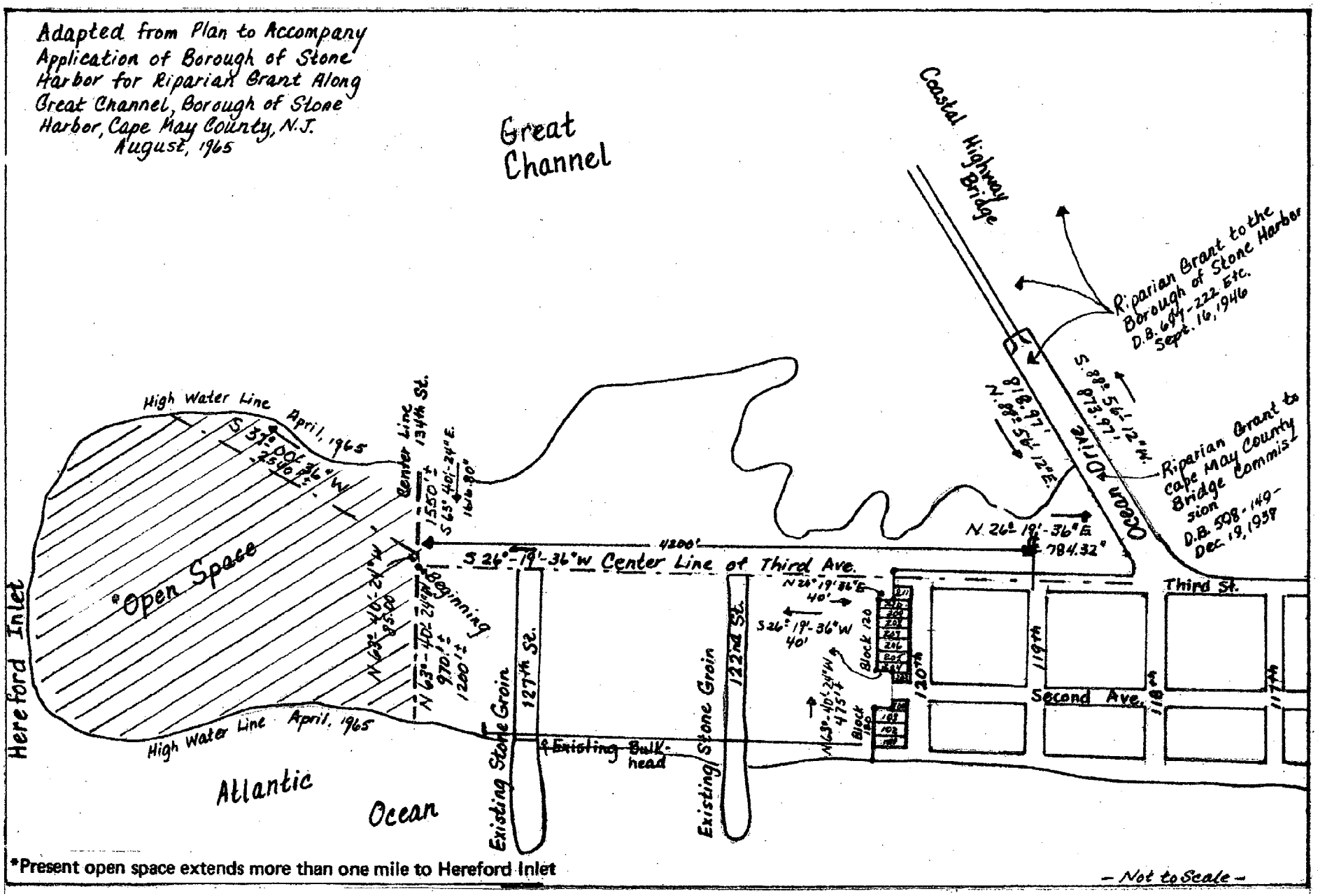


LOCATION MAP

Map no. 1

1-A

Map No. 2



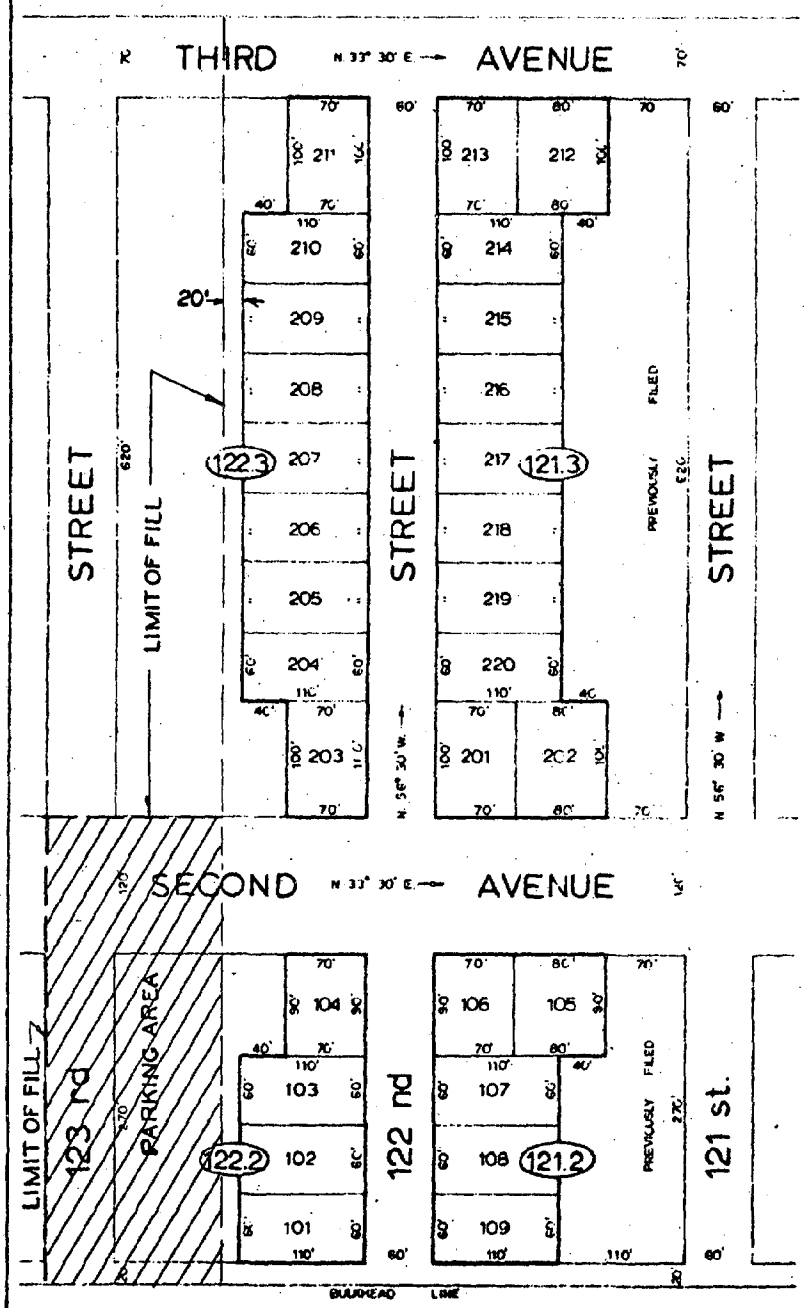
Sketch Map to Show Designated Open Space and Natural Resource Area

7/8/75
bvm

PLAN OF PORTIONS OF BLOCKS 121.2, 121.3, 122.2, 122.3
BOROUGH OF STONE HARBOR
CAPE MAY COUNTY · NEW JERSEY

ALVIN C. HERMAN ASSOCIATES, INC.

SCALE 1" JULY 1974



I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW

ALVIN C. HERMAN, P.E. & L.S.
N.J. LIC. NO. 13264

APPROVED BY THE BOROUGH OF STONE HARBOR, CAPE MAY COUNTY, NEW JERSEY

MAYOR

CLERK

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DELINEATED HEREON AND DO HEREBY AUTHORIZE THE FILING OF SAID PLAN

MAYOR

CLERK

Elevations in the area projected for development range from five feet to twelve feet above sea level (See Map No. 4, page 2-A).

Grading on the projected development area will provide finished grades with elevations ranging from 7.6 feet at the southwesterly to 11.8 feet at the northeastern boundary (See Map No. 4, proposed curbs, storm drains, water mains, etc., January 25, 1975, page 2-A).

C. Geology and Soils

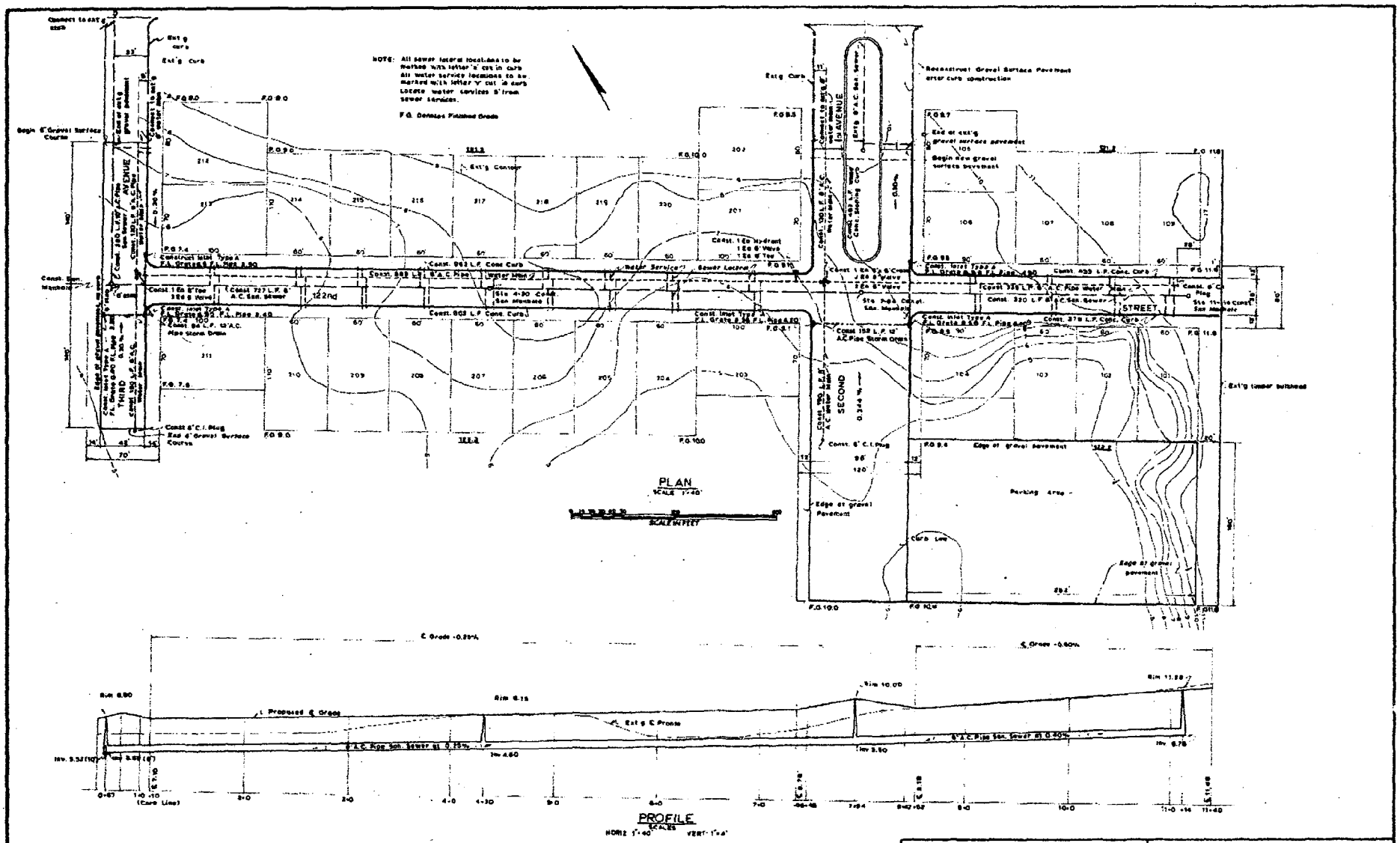
The surface formation is broadly identified as the Beach Sand and Gravel Formation of Quaternary Age. The action of ocean waves in the last 8,000 years following the recession of the last continental ice sheet has modified and refined these earth materials so that they are hard to distinguish from the Cape May Formation with which they were probably developed.[1]

It is likely that these sands are no more than 35 feet in thickness lying uncomformably atop the Cohansey Formation of Miocene Tertiary Age (20 million years).

The soil classification is scarcely different. The soils in the area proposed for development are known as Coastal Beach.[2] The Coastal Beach soil surface is composed of less than 3% clay and fine grained quartzose sand with most particles ranging from .075 mm to 0.5 mm. It is well-known for its susceptibility to flooding, tidal and wind erosion. Coastal Beach areas usually develop sparse vegetation, chiefly because of their surface instability.

Although these "soils" are rated as having severe limitations for many projected land uses such as septic filter fields, local roads, parking lots and houses with or without basements, the use of fill of an adequate construction grade should successfully overcome this limitation. Under these circumstances, the finished surface will have the characteristics of the land type classified as "Fill Land, Sandy".[3]

[1] J. V. Lewis and H. B. Kummel, Atlas Sheet No. 40, Geologic Map of New Jersey, rev. 1950.
[2] United States Dept. Agriculture, Soil Conservation Service in cooperation with N. J. Agricultural Experiment Station, Rutgers University, Interim Soil Survey Report.
[3] Ibid. pp. 25, 26.



O.M. CORSON & SON ENGINEERING INC. CONSULTING ENGINEERS + LAND SURVEYORS CAPE MAY COURT HOUSE, NEW JERSEY		PLAN OF PROPOSED CURBS, STORM DRAINS, WATER MAINS, SANITARY SEWER, & GRAVEL SURFACE PAVEMENT BOROUGH OF STONE HARBOR CAPE MAY COUNTY - NEW JERSEY
APPROVED: O.M. Corson, Sr.	O.M. Corson, Sr. N.J. Lic. No. 2053 O.M. Corson, Jr. N.J. Lic. No. 10892	DATE Jan 25 1976 SCALE As Indicated SHEET 2 OF 3

2-A

There are only slight limitations for the projected land use with Fill Land, Sandy as shown in the table below excerpted from the Interim Soil Survey, Report for Cape May County.

Degrees and Kind of Limitation for Community Development

Use	Limitation
Foundations for houses without basement	Slight
Local Roads	Slight where depth is greater than 3 feet
Parking	Slight where depth is greater than 3 feet

D. Hydrology

There are no watercourses or flood plains in the area projected for development.

Flood Prone Areas

On the other hand, the southerly low elevation portion of the area projected for fill has had more than one inundation from high ocean tidal waters. The use of fill and grading to a minimum of street elevation should eliminate this condition from the area proposed for development. For the small remaining low-lying area immediately adjacent to the south of the proposed development area, the developer, the Council of Stone Harbor, is exploring several alternatives for eliminating this ocean-bay tidal flooding hazard. The motivation for this concern by Council is the utilization of the remainder of the island, some 8,000 feet to Hereford Inlet by the residents of Stone Harbor for recreational/educational purposes. This would eliminate any temporary cut off of the open space recreation area of the island for use by the residents of the Borough

Three soil borings and six percolation tests were made on May 23, 1975. The results are tabulated below.

Soil Test Bore No. 1

Depth (inches)	Description
1 - 6	Brown sand 1/4" to 1-1/4" gravel erosion origin
6 - 12	Darker brown sand, water absorbed on sand particles
12 - 30	Greyish white sand - ground water level
30 - 36	Greyish white sand - ground water level

Sp. Gr. 1003 - D.O. 7.5, CO_2 = 20 ppm, PO_4 > 10 ppm, Cu = 0 ppm, Chloride - 250 ppm.

(see next page for key to abbreviations)

Soil Test Bore No. 2

Depth (Inches)	Description
6 – 8	brown sand - many roots, ground water at 16"
18 – 24	greyish white sandy, ground water at 16"

Sp. Gr. 1001, D.O. 3.0, PO_4 = 10 ppm, CO_2 = 25 ppm, Chloride - 225 ppm
Cu = 0

Soil Test Bore No. 3

6 - 18	brown sand with many roots, ground water at 18"
18 - 24	greyish white sand

Sp. Gr. 1001, D.O. - 4.5, CO_2 - 20 ppm, Cu - 0, PO_4 - 78 ppm, Chloride - 200 ppm

Percolation Data

No. 1

Time	Inches
0	6"
+1	4½
+2	3
+3	2"
+4	1"
+5	½"

or > 6"/hour

No. 2

Time	Inches
0	6"
+1	4¾
+2	4¼
+3	4"
+4	4"
+5	3"
+6	3"
+7	3"
+8	3"
+9	3"
+10	3"

or > 3"/hour

The locations of the Soil Test Borings and Percolation Tests are shown on map No. 5, page 5A

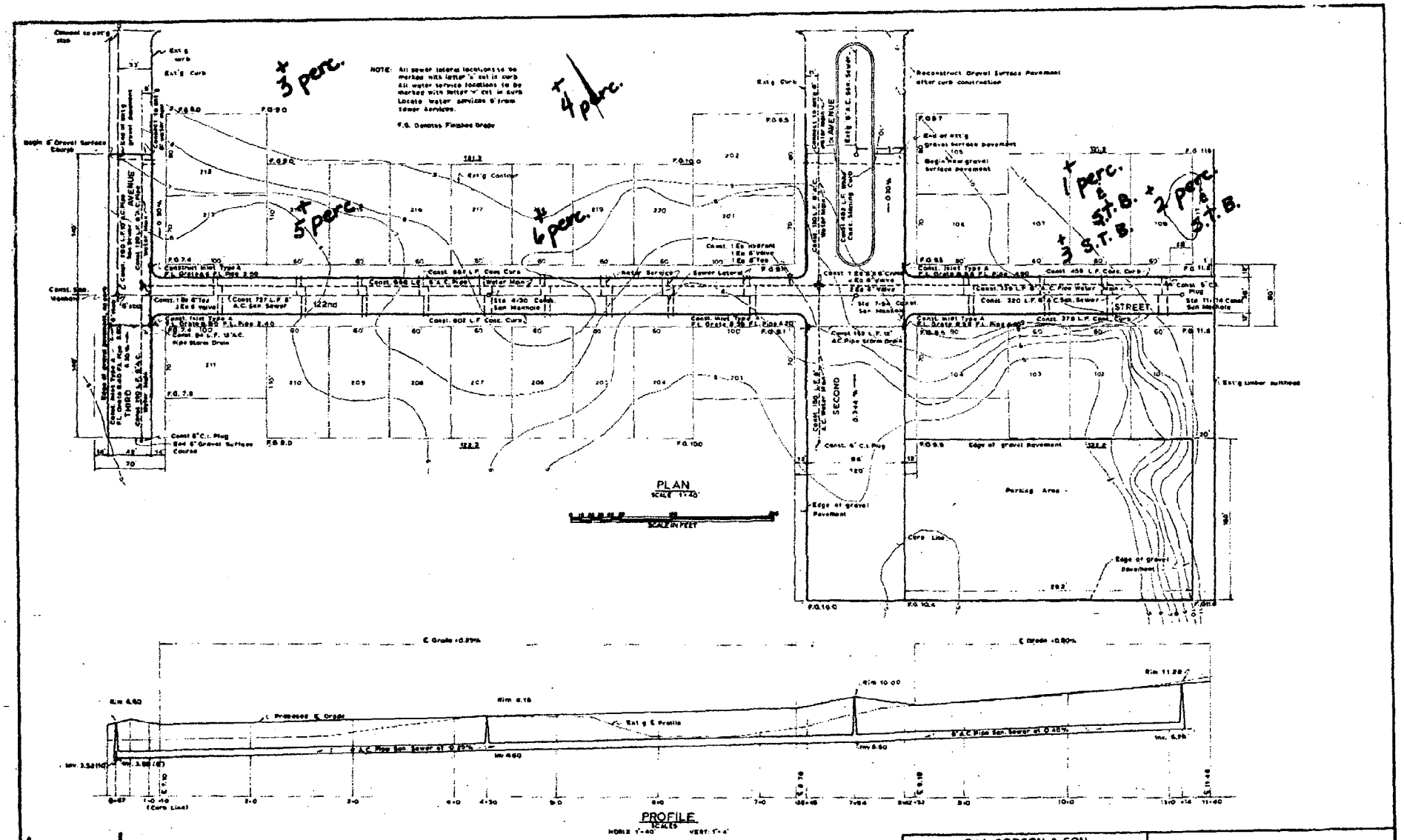
Abbreviation Key: D.O. = dissolved oxygen, CO_2 = carbon dioxide, PO_4 = phosphate, Cu = copper, ppm = parts per million

	Time	Inches	
No. 3	0	4"	
	1	2¼"	
	2	1¼"	or > 6"/hour
	3	1"	
	4	0"	

	Time	Inches	
No. 4	0	4"	
	1	2"	or > 12"/hour
	2	1"	
	3	0"	

	Time	Inches	
No. 5	0	4"	
	1	3¼"	
	2	2½"	
	4	2¼"	
	5	2"	or > 4"/hour
	6	2"	
	7	2"	
	8	1¾"	
	9	1½"	
	10	1¼"	

	Time	Inches	
No. 6	0	3½"	
	1	3"	
	2	2½"	
	3	2¼"	
	4	2¼"	
	5	2"	or > 4"/hour
	6	2"	
	7	2"	
	8	2"	
	9	2"	
	10	2"	



Legend-
S.T.B. = Soil Test Boring
Perc. = Percolation

O.M. CORSON & SON
ENGINEERING INC.
CONSULTING ENGINEERS & LAND SURVEYORS
CAPE MAY COURT HOUSE, NEW JERSEY

APPROVED:
O. M. Corson, Sr.

O. M. Corson, Sr.
N.J. Lic. No. 2052
O. M. Corson, Jr.
N.J. Lic. No. 10891

PLAN OF
PROPOSED CURBS, STORM DRAINS,
WATER MAINS, SANITARY SEWER,
& GRAVEL SURFACE PAVEMENT
BOROUGH OF STONE HARBOR
CAPE MAY COUNTY - NEW JERSEY

DATE JAN 20 1975 | SCALE: As Indicated | SHEET 2 OF 3

5-A

Easements

Although there are no water courses in the area under study, the reservation of a large area for open space and natural resource conservation at the southerly tip of the island is significant. See pages one and two of this report.

E. Storm Drainage

Storm drainage sewers are already in place and functioning on 2nd and 3rd Avenues and for existing streets such as 120th and 121st Streets. These will be extended to include the proposed new 122nd Street and extension of 2nd and 3rd Avenues. The details of the plans for the installation of storm drains are shown on Map No. 4, page 2-A.

The percolation test data shown above for fill materials indicates that the fill utilized may be anticipated to absorb much rainfall (> 3"/hour).

F. Plants Encountered in the Area Proposed for Fill and Residential Development

Two perennial herbs provide most of the plant cover in the ocean dune and mid-island area. These are the American Beach Grass, Ammophila breviligulata Fernald and the Seaside Goldenrod, Solidago sempervirens L. On the back dune or bayside dune, partly restored by dredging spoils, bayberry, Myrica pensylvanica Loisel., and groundsel tree, Baccharis halimifolia L. along with several wild black cherries, Prunus serotina Ehrh. are dominant. In some of the lower area east of the back dune, the land has evidently been levelled by previous bulldozer action. Here bayberry is reestablishing itself and some reed grass, Phragmites Phragmites (L.) Karst. is also becoming established.

The presence of roots in the upper layers of soil encountered in the soil test borings indicate that more dense stands of vegetation have existed previously.

A list of all the plant species encountered on May 23, 1975 is shown below.

Trees

Birch, Gray - Betula populifolia Marsh.
Cherry, Wild Black - Prunus serotina Ehrh.
Cedar, Eastern Red - Juniperus virginiana L.
Holly, American - Ilex opaca Ait.

Shrubs

Bayberry - Myrica pensylvanica Loisel.
Groundsel Tree - Baccharis halimfolia L.
Honeysuckle, Japanese - Lonicera japonica Thunb.
Ivy, Poison - Rhus radicans L.
Virginia Creeper - Parthenocissus quinquefolia (L.) Planch.

Flowering Plants

Aster - sp?
Beach Grass - Ammophila breviligulata, Fernald.
Abbreviated Beard Grass - Andropogon virginicus, var. abbreviatus (Hack.) Fern. and Grisc.
Bineset Eupatorium - sp?
Broom Beard Grass - Andropogon scoparius Michx.
Common Chickweed - Stellaria media (L.) Cyrilo.
Cranesbill, Pigeon foot - Geranium molle L.
Evening Primrose - Oenothera biennis L.
Fleabane, Canada - Erigeron canadensis L.
Golden Aster - Chrysopsis falcata? (Pursh.) Ell.
Goldenrod, Seaside - Solidago sempervirens L.
White Mustard - Brassica hirta Moench.
Ox-eye Daisy - Chrysanthemum Leucanthemum L.
Broad-leaved Panic Grass - Panicum latifolium L.
Pokeberry - Phytolacca decandra L.
Prostrate Morning Glory - Breweria humisistrata (Walt.) Gray.
Reed Grass, Common - Phragmites communis Trin.
Sea Rocket - Cakile edentula (Bigel.) Hook.
Sedge - Cyperus sp?
Sorrel, Sheep - Rumex acetellosa L.
Yarrow - Achillea millefolium L.

Lower Plants

Hair Cap Moss - Polytrichum sp?
Rope Moss - Funaria hydrometrica (L.) Sibth.

G. Wildlife

This area intended for development, one and one-half "city blocks" long by one city block in width, does not seem rich in wildlife populations. Because of its relatively high elevation with respect to the salt marsh flats bordering Great Channel, and its dry sandy micro-environment, the teeming wildlife of both the salt marsh and the ocean beach are not present. Only birds, insects and spiders were noted on May 23, 1975.

The following bird species were noted:

Redwinged Blackbird - Agelaius phoenicus
Mocking Bird - Mimus polyglottus polyglottus
House Sparrow - Passer domesticis
Starling - Sturnus vulgaris vulgaris
Barn Swallow - Hirundo rustica

Although various sea gulls, terns, willets and sandpipers could be seen from the study area, they were not seen in the study area.

It seems safe to anticipate that no significant reduction in wildlife habitats would result from the proposed development.

H. Water Quality

Water Supply

The water supply for the Borough of Stone Harbor is pumped from three deep driven wells, each of which is approximately 850 feet deep. The wells draw water from the aquifer known as the "Lower Kirkwood Formation" and supply 170,000,000 gallons of water per year. The pumping station is located at 96th Street and Second Avenue in Stone Harbor.

The Stone Harbor pumping permit allows 37.2 million gallons to be drawn per month. The limitations of the permit have been exceeded once in 1973 and twice in 1974 to a minimal degree. Application W.S. 1700 for a new well at 80th Street was filed on June 2, 1975, the estimated capacity to be 18 million gallons per month. The new well will increase the pumping permit capacity to 46 million gallons per month or 552 million gallons per year.

The proposed development and addition of 29 single-family dwellings will not in any way strain or exceed the capacity of the water supply system of the Borough of Stone Harbor to provide a safe, sufficient water supply to its citizens and tourist trade.

I. Water Pollution Control

Sewage Disposal

The Borough of Stone Harbor Sewage Treatment Plant is located at the Municipal Wharf at the Bay and 81st Street in Stone Harbor, New Jersey. The plant is a primary treatment facility, constructed in 1929, and is classified as S-3. In 1947, the existing chlorinator was renovated and a new chlorinator was installed. The process utilized by the plant is preliminary treatment by a bar screen and primary treatment by 4 Imhoff Settling Tanks. The receiving stream is the Great Channel, the surface waters of which are classified TW-1 (Tidal Waters - 1). The total plant capacity is 1.2 million gallons per day (MGD).

The New Jersey Department of Environmental Protection records indicate that the effluent quality is consistent with the treatment process being used and also indicates optimum operation of the plant. Test results during summer months indicate that the plant does not always produce an effluent of high enough quality to be consistent with desirable water quality standards during summer months. During winter operations, effluent quality has been consistently acceptable. [1]

The plant surveillance and monitoring by NJDEP and by the Borough of Stone Harbor over the last three years indicate that plant maintenance is satisfactory.

The plant is staffed by four full-time employees and two men are on call at all times. The staff is properly licensed. Recently a sewer cleaning truck has been added to the equipment roster of the facility. The greatest demand placed on the 1.2 MGD capacity of the plant has left the facility 742,000 gallon leeway or outage.

(1) Strohmetz, H. E., Personal communication by letter, June 10, 1975, See appendix pages A-1 - A-5.

The Borough of Stone Harbor has become a regular member of the regional municipal utilities authority and will be involved in the development and use of future regional plant. The new plant will be designed to provide a high quality effluent which will maintain water quality in the area consistent with the needs of the area. In the meantime, it is confidently expected that the projected increase of 29 single dwelling units will not significantly modify the capacity of the existing facility.

J. Pollution Control

Solid Wastes

The Borough of Stone Harbor maintains a solid waste collection and disposal system with the following characteristics. Solid waste is disposed outside of the community at Mar Tee Landfill in Middle Township. A two year contract has recently been consummated with agents of the landfill site. The disposal site is properly certified by the Bureau of Solid Waste Management. The number of Borough employees involved in solid waste collection and disposal ranges from a low of three during winter months to a high of twelve during the peak population summer months. These employees utilize three trucks each of which has a capacity of 15 cubic yards per load to facilitate their responsibilities. During the year June 1, 1974 to June 1, 1975, 587 truckloads of solid waste were collected and disposed of by the Borough of Stone Harbor. This figure indicates that an estimated ± 8805 cubic yards of solid waste were generated by the entire business and residential population of Stone Harbor.

The monthly average of 49 truckloads - or 734 cubic yards of solid waste does not in any way approach the capacity of this service. In fact, solid waste is collected twice and occasionally three times per week throughout the peak population periods in the summer.[1]

The proposed addition of 29 single family dwellings and resulting additional volume of solid waste will be well within the capacity of solid waste collection and disposal service as presently arranged.

[1] Data submitted by Maintenance Department of Stone Harbor, N. J.

K. Energy Utilization

The energy consumption or depletion anticipated will be minimal. Although the cost of the homes which will be erected on the building lots will be erected at a cost range of $40,000 to $70,000, it is anticipated that most (80%) will be "second homes" utilized solely for vacation purposes. This means that their energy consumption for heating in the winter will not produce a depletion on the area's winter fuel supplies. Those homes which are winterized will probably utilize electrical heating plants, some augmented by solar heating plants.

These conditions prognosticate a negligible impact on energy conservation and supply depletion.

L. Recreation

See Section II, B-11, page 20 for a discussion of recreation available and planned for the project.

M. Transportation and Traffic Density Impact

There is no traffic density or traffic survey information available either for Stone Harbor or specifically for the proposed development area. Mr. Jack Salverson, Cape May County Traffic Coordinator indicates that traffic flow and safety in the Borough of Stone Harbor has been exemplary in Cape May County.[1] Two north-south arteries bring traffic to the area proposed for development. The easternmost, Second Avenue, is a four lane boulevard with a 25 foot dividing island. The second, Third Avenue, also known as Ocean Highway, is a county road as far as 117th Street. From 117th Street to 121st Street, Third Avenue is 33 feet wide.

Mr. Salverson, Chief William B. Donohue, Stone Harbor Police, and Mr. Edwin Nesbitt, General Manager of the Cape May County Bridge Commission, all concur on the point that the projected development of 29 single family dwellings will not alter the traffic safety flow of Stone Harbor, New Jersey in any significant way either during the winter or peak population summer season.[2] [3]

[1] Jack Salverson, Telephone conservation, 5/27/75.
[2] Chief William Donohue, Telephone conservation, 5/27/75.
[3] Edwin Nesbitt, Telephone conservation, 5/27/75. See also personal communication by letter, appendix pp. A6 - A8.

It is further anticipated that there will be no effect whatsoever on nearby communities.

N. History

The evolution of what is contemporarily known as the Borough of Stone Harbor, New Jersey has a two-pronged shape. It is both typical and atypical of southern New Jersey seashore resorts.

Hundreds of years ago it was indeed a typical barrier island and consisted of long stretches of beach parallel to the ocean. A transect of this parallel running westward would cross dunes behind which would be communities of oak, holly, sassafras and bayberry forests. Here and there throughout the forest there would be an exotic species, the seeds of which had been able to withstand the long saltwater float trip from a distant coastal area. Scattered pools of fresh water and bogs are also crossed by the imaginary transect. This habitat could be restored.

Birds of shore and marsh, and other faunal species that migrate would supplement the native animals such as deer, rabbits and other common creatures.

Stone Harbor is located in Cape May County. The seat of government in this County is Cape May Court House. In this town is located a Historical Collection and Museum. Artifacts on display indicate that Indians visited this area to hunt, fish, and perhaps, enjoy the same natural amneties sought by tourists and visitors in 1975.

There have been throughout Stone Harbor's history many names associated with ownership and control of either Seven Mile Beach, the island upon which Stone Harbor is located, or Stone Harbor itself. The names included those of such sovereigns as Queen Elizabeth and such common and contemporary ones as Jones and Smith.

The Dutch explorer Cornelius Mey gave his name to the Cape and later the name was changed to May. The book "Stone Harbor, New Jersey" indicates that Aaron Leaming was the first recorded purchaser of Seven Mile Beach. In 1722 he bought the island for $380.00 The book does not indicate with whom Mr. Leaming negotiated the purchase.

Up and down coastal New Jersey barrier islands during this era were utilized by farmers on the mainland as summer pasture for their livestock, chiefly cattle. Seven Mile Beach was also utilized in this manner.

Ownership passed from Mr. Leaming's descendants to people known as the Tatham Family. In 1887 J. S. Wells and Frank Sidall and their wives incorporated as the Seven Mile Beach Company, and in 1891 the real impetus for the contemporary Stone Harbor was gathered as the Stone Harbor Improvement Company became a reality.

The name Stone Harbor is said to be derived from a British Captain Stone who weathered a passing storm in the Great Channel.

Gradually hotels and stores were erected and other services became available as the Risely Brothers guided early development. Lagoons were also dredged under their enterprising eyes.

Stone Harbor then is really typical of a seashore resort evolving from a pristine barrier beach island to the thriving resort town of 1975.

The atypical character of Stone Harbor's history is that since its earliest years it has lived within a budget. Moreover, it has always been the philosophy of the "town fathers" to plan ahead. A conscious attempt has been made to impact the natural features of the area as lightly as possible, while providing optimum creature comforts.

Specifically, the proposed development area has changed from the pristine barrier island to an area still rather natural, however it probably never was as stable or classic an area as many other parts of Seven Mile Beach. Considering the plans and efforts to retain most of what areas of dunes and sea that remain "natural", there is no reason to not develop this already less than natural area.

Abstracted From

(1) Stephen W. Meader, et. al., History of Stone Harbor, New Jersey, 1964.

(2) Stephen W. Meader, The Fish Hawk's Nest, 1952.

O. Aesthetics

See Section II, B -11, for a discussion of aesthetics on the area proposed for development.

P. Population Studies

The research of Pandullo, Chrisbacher and Associates in preparation of a Wastewater Management Study for the Seven Mile Beach Service Area has abstracted the following information:

Year	Stone Harbor Non-Summer Population	Stone Harbor Summer Population
1970	1069	19,400
1990	2000	25,000
2010	3300	29,000

These figures are predicated on continued population growth in Cape May County and the Borough of Stone Harbor consonant with 1970 growth rates.

Relative to other aspects of this impact statement, population growth in Stone Harbor resulting from the proposed development is expected to be very small during the non-summer season, if it occurs at all. The summer season increase in population resulting from 29 single family homes (approximately 100 persons) may be expected to place some demand upon municipal services and facilities. However, that demand will not exceed the capabilities of the Borough to provide the services called for and in most cases, will be absorbed without any realization or effect upon efficiency/quality of the individual service.

II Project Description

A. Statement of Intent

See pp. 1 and 2 of this report for a complete statement of intent.

B. Land Development and Building Type Descriptions

1. Site Plan

The project is a straight forward proposal to add building lots for one single street of 1½ blocks length along with a parking and public access area, to the southerly end of Stone Harbor. Chief tasks will be to modify and raise the grade, provide all utilities to each lot, including sanitary and storm sewers. In addition, all weather bituminous treated gravel surfaced streets will be graded and placed with the appropriate curbing.

2. Land Uses

All of the developed (filled and graded) land will be used for building lots and the roadways needed for their access. (See Map No. 4 and Map No. 3, page 1-C).

About 1600 feet of roadway will be produced, most of it for 122nd Street. The remaining space will be graded as building lots using land fill from one or more nearby areas on the "mainland".

No trees will be cut down, but some shrubs will be covered in the grading process. The shrubs, either bayberry, groundsel tree or poison ivy are the most dominant and can readily be reestablished on the newly graded land if desired.

No adverse environmental impact is anticipated to the sparse vegetation of the area. Greater concentration and varieties of vegetation, however, may be expected on the new building lots after residential construction has been completed.

The floral/faunal survey earlier described in this impact statement indicates minimal alteration of vegetation will result from development of this site. Most species are migrants, and/or species adapted to disturbed areas or areas of frequent or recent topographic and physical change. The proposed development and grading will supplement the already functional, partial stabilization efforts of this small area of Seven Mile Point. A parking and public access area similar in size to the current area serving a like function, and occupying the southern portion of Block 121.2 and adjacent 122nd Street. This area receives moderate to heavy parking usage by both those people who visit Stone Harbor and Stone Harbor residents who wish to gain access to the open space area of Seven Mile Point. Thus, it is to be anticipated that the project will

supplement erosion control and thereby increase the quality of the Stone Harbor environment.

All construction and architecture that will occur on this site is definitively prescribed and regulations will be adhered too. Architecture or construction inconsistent with the present landscape or zoning statutes will not be permitted.

The site modification that will result from the proposed development should enhance and supplement the quality of the Stone Harbor environment.

3. Structures

"The proposed development site is classified as A-Residential. This classification clearly delimits the type of structures that may be raised on building lots within the proposed development site.

The Borough of Stone Harbor Revised General Ordinances of 1974, Chapter 15 'Zoning' places the following stipulations on development of lots in the area under study.

A. A building lot must be a minimum of 5,000 feet.
B. Dwellings raised on the lots may cover only 25% of total area.
C. Structures are restricted to single family residences and must contain at least 900 square feet."[1]

The type of structures to be raised on these sites are therefore spacious homes with ample distance between each building. There can be no apartments or garage-apartment type buildings that will place an unpredictable strain on the goods and services of Stone Harbor.

It is concluded that the proposed development will in no way detract from the residential/vacation atmosphere of the Borough of Stone Harbor.

4. Circulation - Transportation Plan

Please refer to page 13 - Transportation and Traffic Density Impact.

[1] Mr. H. Hornsby, Building Inspector, Borough of Stone Harbor

Direct mass transportation to Stone Harbor does exist. Buses reach Stone Harbor from Newark, New York and Philadelphia while others connect with nearby Wildwood and Cape May Court House, the county seat.

5. Utilities Plan

Storm drains and sewage sewer main will be installed during the initial construction phase.

Underground electrical wiring will provide the bulk of the energy utility delivery to residential buildings.

6. Operation Plan - Construction Plan

The lots of the proposed development site for which this environmental impact study is being conducted will be made construction-ready in accordance with the engineering plans on file by the developer (Borough of Stone Harbor, New Jersey). When these procedures are completed a public auction will be conducted in accordance with established New Jersey State Statutes governing such procedures, by Mrs. Marjorie E. Wohr, Borough Clerk, Borough of Stone Harbor, New Jersey.

Thereafter, buildings previously described in section three, page 16 of this study entitled structures may be raised by the purchaser of a lot(s) in accordance with Borough Ordinance.

Of particular significance and importance to the function and control imparted by this plan is the sale clause described on page 18, No. 7, whereby the auctioned lot is returned to the Borough holdings if a secondary sale of any lot(s) occurs for purposes outside the intent of the Borough of Stone Harbor zoning regulations.

All construction that will take place on the proposed site is strictly regulated by the Borough through the office of the Building Inspector. Construction plans must be filed at the Borough Hall. The plans are then reviewed by the inspector and appropriate permits are issued only after review of the inspector. This review is normally conducted within two weeks after the date of application.

The operation-construction plan is of manifest benefit to development in Stone Harbor. It has proven operational capacity to function under regulation by current ordinances, the effect of maximum application of those ordinances has been to minimize environmental impact. It should therefore, continue to be a positive influence on development at the proposed site.

7. Municipal Services and Expenditure Impact

The auction of a block of land bounding both sides of 121st Street and appraised at $513,000.00 on September 9, 1972 in actuality produced a revenue of $855,600.00 for the Borough. Homes constructed in this area have increased the assessed value of these lots with improvements from $75,000 to $200,000.

The proposed development area, i.e. both sides of 122nd Street is patterned after the previously described area of 121st Street, and currently yields approximately $15, 858.50 in taxes each year.

It is safe to assume that since the proposed area of development is patterned after the 121st Street project of the Borough, a minimum figure of $513,000.00 will be realized at auction, and a larger figure is to be anticipated. Moreover, if the improvements of the lots proposed for auction proceed with the same rate as in the past, more than $15, 858.50 in tax monies may be anticipated within 3 years after the auction. Conservatively, if the $513,000.00 figure is utilized and no development takes place, $ 8,259.30 in taxes will be raised each year.

The proposed development area consists of 29 building lots. Any conveyance which would increase or decrease the size of a lot automatically causes the title to the lot to revert to the Borough of Stone Harbor, even after sale by the Borough.

The zoning ordinances applicable to the area under study require and allow that only single family dwellings be constructed thereon.

It is concluded that the proposed development will affect the tax ratables and fiscal stability favorably in Stone Harbor. Due to modern municipal service and facilities with capacities in substantial excess of what is minimal for both winter and summer

populations, the anticipated revenues more than cover any anticipated additional service costs for the additional anticipated population of Stone Harbor.

8. Educational Facility Impact

The proposed project will consist of 80% summer residencies according to previous developments of a like nature in the Borough of Stone Harbor. In view of the initial cost of individual lots and the improvements required by the zoning ordinances it is likely that nearly all of the homes will be owned by "older couples" and thus, little, if any, additional impact for educational facilities will be created.

To be conservative is to be safe, that is, to project the maximum potential school population increase. Assuming that each of the twenty-nine homes to be ultimately constructed would bring in two students to the district, the school population would then rise from 88 to 146. Such growth is very unlikely because of the low (20%) permanent resident population ratio, however, in the event that unexpected school population growth should occur, space for and financing of needed school construction is readily available.

9. Cultural Impact

There will be no impact upon historical buildings or sites within the community. The natural features of the site will actually be made safer and more attractive inasmuch as already altered/disturbed land will be graded and improved, thus diminishing community health hazards from the rodent population, construction spoils and litter that has accumulated in the proposed development area.

It may be anticipated that the proposed development of this area in consideration will impact the present population and lifestyles in Stone Harbor in positive ways. Tax revenues will support the already exemplorary Borough Services and augment programs as will revenues from the initial sale of the lots.

The development of the proposed site will enrich and supplement the culture and social amneties of Stone Harbor, New Jersey.

10. Legal and Financial Restrictions

The area proposed for development is wholly owned by the Borough of Stone Harbor, New Jersey. There are no outstanding taxes and/or liens against any of the property. The development proposal conforms to the general plans and objectives of the municipality and will meet all building, health, plumbing, and sanitation codes and other local, county, and state regulations.

There are no legal or financial restrictions for the proposed development project.

11. Aesthetics Recreation and Future Site Plans

The Borough of Stone Harbor, New Jersey enjoys a public and private reputation of unique character. The atmosphere is one of a suburban influence and coastal benefits. It is clean, orderly and functional. Transportation, both private and mass, is easily obtained and never frustrating.

Even the "older sections" of the Borough have an attractive, relaxing appearance. Indeed, street crimes are non-existent and other unsavory activities are minimal. The Borough is a family resort town and has no amusement section or boardwalk district. Architecture in the Borough indicates evolutionary trends from early seashore construction to contemporary influences. There is no non-harmonizing development whatsoever.

Development of a more recent nature is characterized by upper story deck construction with all utilities placed in the ground. The proposed development site will also exhibit this characteristic due to the fact that utilities will be placed in the ground prior to the auction of the building lots.

Recreational facilities abound throughout and are administered so that one never has more than a few minutes wait to utilize a recreational facility. The Borough of Stone Harbor maintains abundant open space at its northern boundary in the form of tennis courts, playgrounds, football and baseball fields and a promenade along the beach. There are no commercial interests that would attract large

crowds and thereby instigate a misuse, overuse or abuse syndrome to this area or the promenade in particular. While the area described does border the motel section of Avalon, each of the motels provides most of the recreational areas for its own clients. This situation contributes to minimizing the use impact of the Stone Harbor open space. The northern area is a multiple use area in the broadest sense inasmuch as celebrations and antique shows and other short term mass events are held in the area.

Near the geographic center of town is another block given over to playgrounds and basketball, shuffleboard and tennis courts. The Women's Civic Club of Stone Harbor maintains a large building for conference and recreation, for a youth center or music-oriented recreation. These recreational/multiple use areas are well lighted through the evening hours. Also, the areas are surrounded by more than ample parking lots which serve a double function in the context that besides providing parking for many recreationists, they are a short, two block walk from the business district of Stone Harbor.

Two blocks west of the above described area is located the Borough of Stone Harbor Public School. Open space and playgrounds are again in utilization here as multiple use areas. The school rooms and auditorium receive heavy use for various and sundry functions, particularly during the tourist season.

The Borough of Stone Harbor is unique among the world municipalities, except for one Japanese municipality, because it has reserved an entire block of land to be maintained as a wildlife sanctuary. This block of land is a famous site among ornithologists and is registered with the United States Department of the Interior. The bird sanctuary is a relatively large block in an area of high property value – an area of 21 acres encompassing a length of 5½ city blocks by one large city block in width.

Current plans for an area known as "the point" by citizens and visitors of Stone Harbor were described on pages one and two of this study. This is the southernmost land area in Stone Harbor.

Appendixed also is correspondence between V. Eugene Vivian, Ph.D.,[1] Mayor James G. Wood and Mr. Wlwood Jarmer, Director of the Cape May County Planning Board. It is of particular significance, because it reflects

[1] See Appendix, P. A-9, 10.

the most contemporary thinking of all parties concerned with land use and planning within the Borough of Stone Harbor and reflects the attitudes of the citizenry to preserve the point. Moreover, it recognizes that even "natural" areas require maintenance and administration as well as financial commitment.

Stone Harbor also recognizes its close interdependence with aquatic forms of recreation in both bay and ocean. A municipal marina with ample facilities is maintained by the Borough, in addition to commercial facilities of the same nature in the town. The municipal facilities are free. Nominal fees are charged for use of the boat slips; however use of the launching ramp is free. The beach is patrolled and cleaned daily during the tourist season. Moreover, the police and beach patrol provide an emergency crew for hours when formal beach patrol is not provided. The cost for these excellent and unique services is offset by a beach badge fee for those using the beaches from mid-June to mid-September.

Parking lots are provided for jetty fishermen near the jetties where access is permitted.

All areas of open space and multiple-use designation are zoned as such by Borough Ordinance and are secure in terms of the future, though brevity has required inclusion only of the Ordinance No. 375 as previously described. The Borough of Stone Harbor is taking more than ample precautions to maintain its aesthetically pleasing, functional and environmental features. Indeed it is in the vanguard of political and geographic or regional bodies utilizing a holistic philosophy both in the past and for future site development. (See pp. A-11, 12).

III Environmental Assessment

A. Favorable Impact

A most favorable impact is to be expected if the proposed project becomes a reality. There are several factors to support this positive statement.

1. The land will be graded to higher elevations making it safe from spring high tide flooding.

2. The present low productivity of vegetation in the present land area would be replaced by higher land sections with much higher plant productivity.

3. Favorable impacts have been documented for the Borough's

   a. open-space recreation potential
   b. educational system
   c. culture
   d. aesthetics
   e. fiscal structure

4. No adverse impact seems likely in any wetlands, low elevation coastal area or non-harmonizing land use in the area of Stone Harbor proposed for development.

5. The intent of the Borough to implement special land use practices for the remainder of the open space reservation of the island makes this area an undesirable and occasionally unsafe corridor for Borough residents. The proposed development will eliminate this undesirable aspect.

B. Unavoidable Adverse Impact

Little or no adverse impact for the proposed area can be projected. The area at present is the least desirable open space area at the entire southern tip of the island. It has a low area which is dry, not wet. In addition, the area has a low population density and diversity for both plants and animals. The modification of this habitat as proposed can only increase the diversity and number of plant and animal species.

C. Techniques to Minimize Adverse Impact

During construction, extreme conditions might produce an unfavorable impact temporarily. If very dry weather occurs during grading and filling operations, wetting by water will be used to control dust. The length of the area is so that dust control by calcium chloride will probably not be necessary.

If high intensity rain storms occur during the grading and filling operation, the small differences in grade will prevent any long-distance movement of the fill earth materials. The high porosity of the beach sand materials also make percolation conditions ideal except in cases of long sustained periods of very high tides.

In summary, few if any techniques will be required to minimize temporary adverse impact.

D. Alternatives

1. Open space - This area presently is utilized as open space, but has been shown to be sub-marginal in its wildlife-vegetation productivity. Inasmuch as most or all of the remainder of the tip of the island will be utilized as open space, no significant plant-animal habitats will be lost.

   The Borough will be well advised to spend its efforts in maximizing the multiple use potential of the more than a mile of open space immediately adjacent to the south. In the open space area under discussion increases can be expected in:

   a. wildlife nesting areas
   b. variations in wild open habitats
   c. education
   d. picnicking behind the fore dune of the beach
   e. beach recreation
   f. salt marsh preservation.

2. Agriculture - The beach sands of this area are well known for their complete unfitness for any agricultural purposes.

3. Business and Industry - This area has unique and prime value as a residential or open space area. The zoning of the area as residential reflects this long term judgment by the Borough government.

Conservation and Environmental Studies Center, Inc., the agency preparing this Environmental Impact Statement endorses this proposal with enthusiasm. The prospect of beneficiating a coastline environment for multiple open space recreational/educational utilization is most encouraging. CESC, Inc. believes the Borough of Stone Harbor is to be commended for its exemplary planning for coastal land use.

BOROUGH OF STONE HARBOR
STONE HARBOR, NEW JERSEY 08247

TELEPHONE (609) 368-5102

June 10, 1975

Mr. William Michalsky
Conservation & Environmental Studies Center, Inc.
Box 2230, R.D. 2
Browns Mills, N.J., 08015

Dear Bill,

In accordance with our conversation on June 4, 1975 regarding information needed to complete the "Environmental Impact Statement" for development of 122nd Street, I submit the following statistics:

1. Nat'l. Pollutant Discharge Elimination System Permit #0026581 showing design capacity of Stone Harbor Borough Sewage Treatment Plant.

2. Effluent from the Treatment Plant for years 1972, 1973, 1974 and up to and including April, 1975. Also chlorine residual for the same period of time.

3. Analysis of samples taken from the Treatment Plant by the N.J. State Dept. of Health during November, 1974 and February and April, 1975 showing Suspended Solids, Biochemical Oxygen Demand and Fecal Coliform.

You already have our only copy of Pandullo, Chrisbacher and Associates' "Waste Water Management Study - Infiltration/inflow Analysis". The center section contains information which may be beneficial in the development of your study.

I will appreciate a prompt return of this Analysis when you are finished with it.

Please contact me if I can be of further assistance to expedite this project.

Very truly yours,

Harry E. Strohmetz

HARRY E. STROHMETZ
Councilman

HES:mw
CC: James G. Wood, Mayor

"The Seashore at its Best"

Mr. Philip Amicone
U.S. Environmental Protection Agency
26 Federal Plaza
New York, New York 10007

Re: NPDES Number 0026581
Stone Harbor Borough

Dear Mr. Amicone:

This will confirm the telephone conversation on April 25, 1975, with Mr. Nicholas DeMeo of this office relating to the design capacity of the Stone Harbor Borough Sewage Treatment Plant. According to records on file in this office the design capacity of the Stone Harbor Borough Sewage Treatment Plant is 1.2 million gallons per day. This is based on the provisions of a permit issued June 6, 1928 and other records on file in this office.

Very truly yours,

Richard R. Delgado
Supervisor of Permits,
Atlantic Coastal Basin

E22:T:A21

bcc: Mr. Vincent
Mr. DeMeo
Mr. Mikulka

1975

Month	Total Gals (1000) Influent- Effluent	Avg/ Day	Cl_2 lbs per Month	Effluent Cl_2 Residue
Jan.	11.427	.370	2360	.5 - 3.8
Feb.	9.552	.341	2066	.8 - 5.0
Mar.	9.716	.313	1670	.51 - 3.4
April	9.681	.322	1460	.51 - 3.6
May				
June				
July				
Avg.				
Sept				
Oct.				
Nov				
Dec.				

Yearly Total
Monthly Avg.
Daily Avg.

Strohmetz - May 75

1974

Month	Total Gals (1000) Influent - Effluent	Avg/ Day	Cl_2 lbs per Month	Effluent Cl_2 Residual
Jan.	10.298	.330	7,120	3.0 - 10^+
Feb.	7.728	.280	6,960	3.1 - 10^+
Mar.	9.165	.300	6,640	3.1 - 10^+
April	10.305	.340	9,330	2.8 - 10^+
May	12.692	.410	8,600	2.9 - 10^+
June	20.691	.700	11,350	2.8 - 10^+
July	26.852	.870	13,140	2.7 - 10^+
Avg.	29.657	.960	13,220	2.8 - 10^+
Sept.	13.252	.440	10,090	2.9 - 10^+
Oct.	9.185	.300	8,120	2.9 - 10^+
Nov.	6.609	.220	5,620	1.5 - 6.0
Dec.	10.714	.350	2,530	1.5 - 5.5

Yearly Total 167 148 000 Gals.
Monthly Avg. 13 929 000 Gals.
Daily Avg. 458 000 Gals.

Strohmetz - May 7[illegible]

STREAM OR WASTEWATER ANALYSIS

Lab. No. [illegible]

PLEASE TYPE OR PRINT WITH BALLPOINT PEN

FIELD INFORMATION

Date of Collection 4-22 1975

Hour 10:30 A.M. P.M. 2:30

Sample No. SA 48975

Composite Period 4 HRS Interval 1 HR

Collected by MORRIS & GAWROSKI

Residual Chlorine:
- Immediate 1.0 ppm
- Developed 2.5 ppm

Municipality STONE HARBOR

Plant MUNICIPAL

Stream GREAT CHANNEL INSIDE THOROFARE

Flow Rate 270 MGD

Location 81st STREET

Temperature 60 FEED

Description and Remarks: FINAL

Dilutions Requested (Bacteriological)	10	1	10^{-1}	10^{-2}	10^{-3}	10^{-4}	10^{-5}	10^{-6}
		—	—	—				

LABORATORY RESULTS
BACTERIOLOGICAL

Coliform MPN/100 ml. _____ (Confirmed Test); Fecal Coliform MPN/100 ml. <20.

Fecal Streptococci:MPN/100 ml. _____ Other _____

CHEMICAL AND PHYSICAL ANALYSES (mgs./liter, unless otherwise noted)

X	Color (units) 60		Nitrite N	X	Total Solids 658	Other Determinations
X	Odor (cold) III E	X	Nitrate N NEG	X	Ash 532	
X	Turbidity (units) 34	X	Ammonia N 11	X	Total Phosphate (PO_4) 9.5	
X	pH 6.4	X	Total Nitrogen 13	X	Detergents 2.4	
	Acidity to pH 4		Chloride		Phenols	DIVISION OF LABORATORIES ANALYSIS COMPLETED
X	Alkalinity to pH 4 156	X	Suspended Solids 4	X	COD 129	
		X	Ash 1		Ether Soluble	MAY 13 1975
						REPORT SUBMITTED

BIOCHEMICAL OXYGEN DEMAND (mgs./liter)

Field D.O.				Chlorine Special			pH Special				
Initial D.O. (Lab.)	2.0			Dil. Water D.O.			Seed Corr.				
Sample Conc. %	0.1	0.2	0.5	1.0	2.0	5.0	10	25	50	75	100
D.O. after Incubation											
X BOD_5				<-	<-	40					

PART 1—CHEMISTRY COPY

CAPE MAY COUNTY BRIDGE COMMISSION

CHARLES MASCIARELLA, Chairman
WISTER H. DOUGHERTY, Vice Chairman
JOHN W. SJOSTROM, Treasurer
JACOB SIEGEL, Secretary

EDWIN S. NESBITT, Gen. Mgr.
HARRY N. RICHARDS, Supervisor
ROBT. K. BELL, Counsel
DAVID BAKER, Assoc. Counsel

CREST HAVEN ROAD
CAPE MAY COURT HOUSE, N. J. 08210
PHONE 465-7806

June 6, 1975

William D. Michalsky, Ass't. Director
Conservation & Environmental Study Center
R D #7 Box 2230
Browns Mills, N. J. 08015

Dear Michalsky:

As per our telephone conversation, I am enclosing copies of our Traffic Analysis for one year beginning June 1, 1974.

Very truly yours,

Edwin S. Nesbitt

Edwin S. Nesbitt,
General Manager

ESN:pk
en c.

TRAFFIC ANALYSIS

August, 1974

	1974	1973	Increase	Decrease
Middle Thorofare	241,172	230,109	11,063	
Townsends Inlet	202,922	194,810	8,112	
Grassy Sound	149,520	151,645		2,125
O.C. Longport	184,440	178,529	5,911	
Corsons Inlet	139,409	136,346	3,063	
	917,463	891,439	28,149	2,125
Increase for month of August			26,024	
Total Vehicle Decrease from 10/1/73				3,819

* * * * * * * * * * * *

Cash

	$210,020.76	$202,179.51
Increase for month of August		7,841.25
Total Cash Increase from 10/1/73		5,135.56

TRAFFIC ANALYSIS

FEBRUARY 1975

	1975	1974	INCREASE
Middle Thorofare	38,822	26,353	12,469
Townsends Inlet	24,063	19,220	4,843
Grassy Sound	20,860	18,239	2,621
O. C. Longport	45,479	39,782	5,697
Corsons Inlet	17,303	13,471	3,832
	146,527	117,065	29,462
Increase for Month of February			29,462
Total Vehicle Increase from 10/1/74			49,978

* * * * * * * * *

CASH

	$31,466.20	$27,206.66	$4,259.54
Total Cash Increase from 10/1/74			8,094.19

BOROUGH OF STONE HARBOR
STONE HARBOR, NEW JERSEY 08247

TELEPHONE (609) 368-5102

May 16, 1975

V. Eugene Vivian, Ph.D., Executive Director
Conservation and Environmental Studies Center, Inc.
Box 2230, R.D. 7
Browns Mills, New Jersey, 08015

Dear Dr. Vivian:

Enclosed is a copy of my letter directed to Mr. Elwood R. Jarmer, Planning Director of the Cape May County Planning Board (card enclosed).

He is most cooperative and has suggested that his office might provide valuable aid to you pertaining to soil samples and other information helpful in preparing an impact study.

I am passing this along to you for your consideration.

Very truly yours,

James G. Wood

JAMES G. WOOD
Mayor

JGW:mw
Encs.

May 16, 1975

Mr. Elwood R. Jarmer, Planning Director
Cape May County Planning Board
County Building
Cape May Court House, N.J. 08210

Dear Mr. Jarmer:

Thank you for an understanding discussion in your office yesterday regarding the future planning of sections of Stone Harbor and its relation to the proposed official County map.

As I explained to you, we have contracted with Dr. Vivian of Conservation and Environmental Studies Center, Inc. to proceed with an environmental impact study that will pertain strictly to the proposed 122nd Street development. Enclosed is a copy of their proposal to effect an overall study to Hereford Inlet, and the governing body of Stone Harbor will, without doubt, budget sufficient funds in 1976 to accomplish this study. Along with that will be a detailed proposed planning of this whole area.

I have forwarded your card to Dr. Vivian along with your offer of any aid that your office might give to him in this undertaking.

Until such time as the Borough of Stone Harbor can complete this extensive planning with the help of your office and Dr. Vivian, it is respectfully requested that the proposed official County map (as amended February 1975) be approved as submitted, and that open space proposals by others (Feb. 75) be eliminated from consideration at this time.

Very truly yours,

James G. Wood
Mayor

JGW:mw
Encs.
CC: V. Eugene Vivian, Ph.D.

BOROUGH OF STONE HARBOR

Cape May County, New Jersey

RESOLUTION
NO. 42

RE: SERVICES - CONSERVATION AND ENVIRONMENTAL STUDIES CENTER, INC.

WHEREAS, the Borough of Stone Harbor is considering the probable improvement of portions of Blocks 121.2, 121.3, 122.2 and 122.3 in the Borough and it has been indicated that it may be subject to the provisions of the Coastal Area Facility Review Act recently enacted by the State; and of other laws that may apply; and

WHEREAS, the Borough Engineer has been authorized to apply for any permit that may be required and to associate such other engineer or firm that he believes necessary to adequately prepare and present the application; and

WHEREAS, the Conservation and Environmental Studies Center, Inc., has been selected for said purpose and its services are of such a qualitative nature as will not reasonably permit the drawing of specifications, or the receipt of competitive bids, and as such, are "Professional Services".

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stone Harbor, in the County of Cape May that contract be entered into with the Conservation and Environmental Studies Center, Inc., of Browns Mills , New Jersey, to perform and complete an Environment Impact Statement in accordance with the existing plan of portions of said blocks herebefore described which shall provide scientific and other factual evidence to describe and project adequately the effects on the Borough of Stone Harbor, New Jersey, and areas proximal thereto; and to attend and present the same at any hearings required therewith; and

BE IT FURTHER RESOLVED, that said firm or corporation be paid the sum of $3,300.00 for its services; and

CAFIERO
LOR AT LAW
OOD, N. J.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk, be and are hereby authorized to enter into written contract therefor with said corporation by and in behalf of the Borough, copy of which is attached hereto; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be published in the SEVEN MILE BEACH REPORTER within ten (10) days of its adoption.

Offered by ARDEN W. HAND

Seconded by ERIC J. ASENBERG

STATE OF NEW JERSEY:
COUNTY OF CAPE MAY :

I, the undersigned, Borough Clerk of the Borough of Stone Harbor, in the County of Cape May, State of New Jersey, do hereby certify That the foregoing is a correct and true copy of a resolution adopted by the Borough Council at a meeting duly held on the 9th day of May, 1975 and approved by the Mayor on the 9th day of May, 1975.

Marjorie E. Wohr
Marjorie E. Wohr
Borough Clerk

CAFIERO
LLOR AT LAW
WOOD, N. J.

DIVIS RECEIVED
JUL 31 1 47 PM '75

DATE DUE

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