

**MINUTES OF THE SPECIAL MEETING  
(LIBRARY LOCATION) OF MAYOR AND  
COUNCIL OF THE BOROUGH OF STONE  
HARBOR HELD IN THE STONE HARBOR  
SCHOOL BUILDING, APRIL 28, 2012**

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The meeting was called to order by Mayor Walters at 10:00 a.m.

**ROLL CALL**

Suzanne M. Walters, Mayor  
Suzanne C. Stanford, Borough Clerk  
Michael Donohue, Attorney  
Jill Gougher, Administrator

**PRESENT**

Councilmembers  
Joan Kramar, President  
Judith Davies-Dunhour  
Joselyn O. Rich  
Karen M. Lane  
Barry D. Mastrangelo  
Albert Carusi

Mayor Walters announced that the meeting was now open. Adequate notice of the meeting was provided by posting a copy of the time and place on the Municipal Clerk's bulletin board and advertising and mailing a copy of same to the Press and the Cape May County Herald on April 3, 2012.

**SALUTE TO THE FLAG**

Mayor Walters thanked everyone for attending to learn about the possible sites for the location of Stone Harbor's new library and turned the meeting over to Councilmember Rich, Chairperson of the Library Location Committee.

Councilmember Rich thanked everyone for coming as well and stated that this is a Stone Harbor Meeting – it is about Stone Harbor and for Stone Harbor. Councilmember Rich reported that the Committee consisted of herself, Councilmember Davies-Dunhour and Councilmember Mastrangelo and was charged with recommending the location for a library facility in Stone Harbor. Councilmember Rich stated that she is happy that the County is working with the Borough and its residents to determine the specific design and characteristics of the building as well as the location. Councilmember Rich reported that the Committee considered seven (7) sites for the location of the library, all of which are Borough-owned properties and include: 80<sup>th</sup> Street Marina, Vacant Land at 80<sup>th</sup>-81<sup>st</sup> Street on Third Avenue, 80<sup>th</sup> Street Recreation Area, Vacant Lane at 93<sup>rd</sup> and 94<sup>th</sup> Street on Second Avenue (Hand Lots), 95<sup>th</sup> Street Beach, 96<sup>th</sup> and 97<sup>th</sup> Street Recreation Area (Seng Place), and 122<sup>nd</sup> Street Parking Lot. Councilmember Rich stated that the Committee selected three (3) sites for the possible location of the library which are 95<sup>th</sup> Street and the Beach, 120 97<sup>th</sup> Street (Seng Place), and 9301 Second Avenue (Hand Lots). Councilmember Rich stated that if the Recreation Area at Seng Place was selected, then the building would have to be re-designed and she is not proposing to remove any of the recreation activities already at Seng Place. Councilmember Rich stated that if Hand Avenue Lots were selected then that building would also have to be re-designed so that it is neighborhood friendly and conforms to the residential type of area. Councilmember Rich thanked Borough Administrator, Jill Gougher, for receiving, acknowledging and distributing all e-mails and correspondence regarding the Library. Councilmember Rich thanked the County for working with the Borough on the location of the library.

Mayor Walters stated that this meeting at the Elementary School has been advertised as a Regular Meeting so that all members of Council may attend and will be able to discuss Borough business. Mayor Walters reported that 3 sites were selected by the Committee; however, in response to a number of inquiries regarding the 80<sup>th</sup> Street Marina, the Mayor reported that site was removed from the list of possible sites because of its potential to flood. Mayor Walters stated that after today's meeting, the Library Location Committee will meet to review all the comments, suggestions, pros and cons, and will make a recommendation to the Mayor and Council by July 3, 2012. Mayor Walters stated that the purpose of this meeting is to discuss LOCATION only. Mayor Walters welcomed representatives from the County including Freeholder Sheppard, Deborah Poillon (Library Director), and Ann Marie McMahon and Kent Schellenger (Assistant Architects).

## Special Meeting, April 28, 2012

Jill Gougher thanked everyone for attending and submitting their input. Mrs. Gougher outlined the site criteria for each site. (Handouts were distributed and copies are available in the Borough Clerk's Office.)

Ann Marie McMahon, Architectural Assistant, provided a visual presentation on each of the 3 sites and discussed the pros and cons attached to each site with site specific issues including flood, elevation, parking, amenities, impact on the neighborhood, and potential shadowing of the beach. Rather than placing the previously proposed Library building, a smaller "box" building was placed on the sites at Seng Place and 94<sup>th</sup> & Second Avenue so people would be able to see what a smaller building would look like.

Ms. McMahon responded to several questions offered by Council which included: the size of the library would be 13,578 square feet and would consist of 2 floors as proposed in the original beachfront location; possibly reducing the square footage with respect to the other 2 locations; reducing the foyer area; the Museum; removing playground equipment and tennis and basketball courts; program space; parking; the geo-thermal field; the Borough of Stone Harbor would retain ownership of the land and that the current Lease is a 15 year lease; CAFRA permits, and parking and handicapped parking spaces. Discussion ensued regarding the square footage and what amenities/capabilities could be included/eliminated in a smaller building. Ms. McMahon stated that the library would require 6,700 square feet.

### **HEARING OF THE PUBLIC**

Bob Levins – of 269 – 88<sup>th</sup> Street stated that two of the option lots are too small and Councils over the years have approved the beachfront lot and there is no reason to change that. He wanted the Library built at the beach and mentioned building it on a portion of the bird sanctuary.

Joe Moran of 8514 Penna Avenue thought the Second Avenue site was the best, had his engineers prepare a handout showing what the building should look like a critiqued each of the three locations.

Jerry Russin of 162 – 96<sup>th</sup> Street stated that the Borough should "take the school" and put the Library there.

Bob Ashman 10301 First thanked everyone for the opportunity to speak and asked about the operating costs of running the building. The County stated that it could not be determine until the location and the size of the building is established.

Dan Kluchinski 379 – 94<sup>th</sup> Street asked questions about the maximum square footage of each location and was referred to the handouts which contained that information.

Jan Dougherty of 8600 Sunset read a prepared statement about everyone being able to enjoy the beach view, and stated she wanted the Library built at 95<sup>th</sup> & the Beach

Fran Mastrangelo 8523 Sunset Drive read a prepared statement as a business owner in town and wants the library built at 95<sup>th</sup> and the Beach.

Tom Kirk – 265 – 102<sup>nd</sup> Street stated his wants the library built at the beach and asked why all property owners can't vote. Solicitor Donohue answered his question citing state law.

Andrew Johnson 131 - 97<sup>th</sup> stated he didn't want Seng Place used , use the property at 94<sup>th</sup> Street or the Beach.

Michele Pollard 101 – 94<sup>th</sup> Street asked about using a different design, two story, half a story, something different should be looked at.

John Ready 260 – 106<sup>th</sup> Street spoke about losing tax revenue if the 94<sup>th</sup> Street lots were used and that Seng Place has just had significant money spend to upgrade and wanted the library built at the Beach where originally proposed.

Peter & Molly Shepard 1-94<sup>th</sup> Street, house is right next to Library had trouble with process used in the information gathering about the project and were worried about privacy, being right next to the building. They would like to see the library built on Second Avenue.

Bruce Reitz of 145 – 95<sup>th</sup> Street spoke about his views and parking and wants the library built on Second Avenue.

Bill Anderson 9713 Second Avenue wants it built on Second Avenue

Virginia Maslin 155 – 98<sup>th</sup> Street asked if there could be a show of hands to help determine the location. There was a show of hands for each location, but no count was taken.

Kim Parks 6 -Stone Court spoke about the positive reasons for the library being built at the Beach location

Diane Mattiford 264 - 85<sup>th</sup> Street wants the library built on Second Avenue at 94<sup>th</sup> Street

Peggy Curry #3 - 9600 First Avenue said the library built on the beach will definitely affect her view and she does not want it built at the Beach location

Susan Reitz 145 – 95<sup>th</sup> Street is opposed to the beach front location and would like the library built on Second Avenue

Kishor \_Singapuri of 9413 First Avenue stated the library would obstruct his view and does not want it built at the beach location.

Jim Wren 349 - 89<sup>th</sup> Street stated that the library should be built at the beach location as originally planned.

Joanne Vaul 125 – 87<sup>th</sup> street had some questions about the lease and stated the beach location was unique and the library should be built as there as originally planned.

Mayor Walters thanked every for coming and stating their opinions . Mayor Walters read some comments contained in a blog entitled “What’s Next – Top Trends – Public Libraries – A Long Overdue Argument” given to Mayor and Council from Mr. Raffel as follows: “Public libraries are important because of a word that’s largely been ignored or forgotten and that word is public. Public libraries are more than just facts, information or content. Public libraries are places where local people and ideas come together. They are spaces, local gathering places, where people exchange knowledge, wisdom, insight, and most important of all, human dignity. A good library is not just about borrowing books or storing physical artifacts. It is where individuals become card-carrying members of a local community. They are places where people give as well as receive. Public libraries are keystones delivering the building blocks of social cohesion especially for the very young and the very old. They are where individuals come to sit quietly and think, free of the distractions of our digital age. They are where people come to ask for help in finding things, especially themselves.”

**MOTION TO ADJOURN**

Upon motion of  
Seconded by

Councilmember Barry D. Mastrangelo  
Councilmember Judith Davies-Dunhour

That the Library Location Meeting of Mayor and Council be adjourned at 1200 noon.

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

APPROVED \_\_\_\_\_, 2012

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

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

