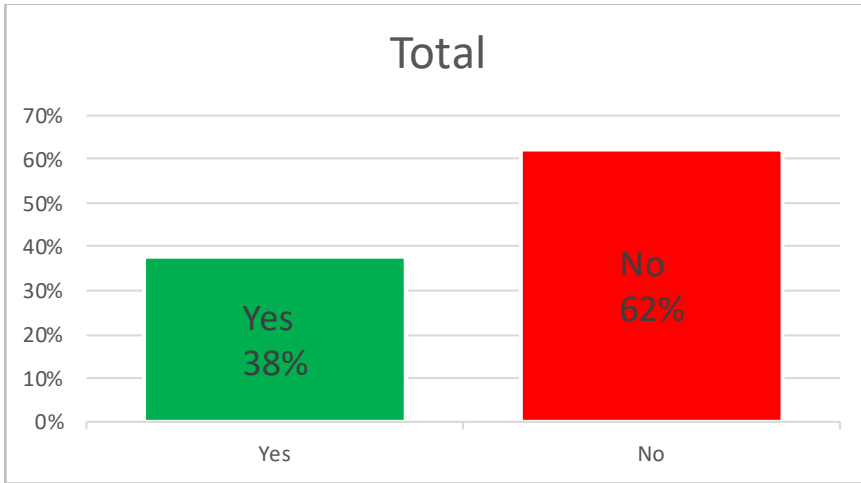


Smuggler's Cove Survey – Final Results

649 Responses

December 27, 2018

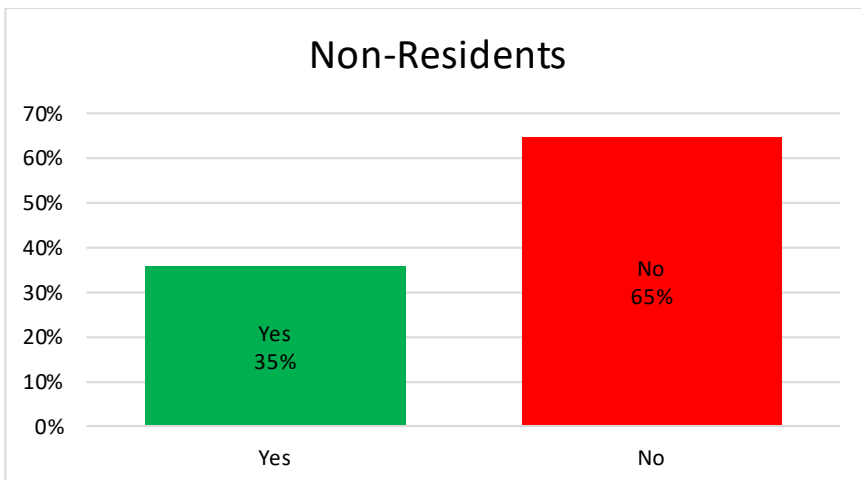
Question 1 - Were you aware that the Borough of Stone Harbor is considering purchasing Smuggler's Cove?



Response	Count	Percent
Yes	245	38%
No	404	62%
	649	100%

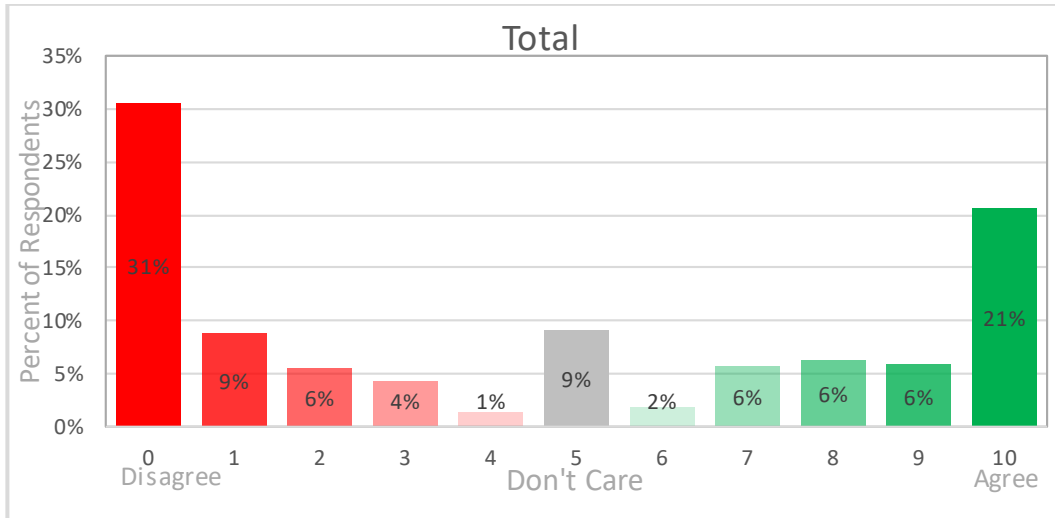


Response	Count	Percent
Yes	55	49%
No	58	51%
	113	100%

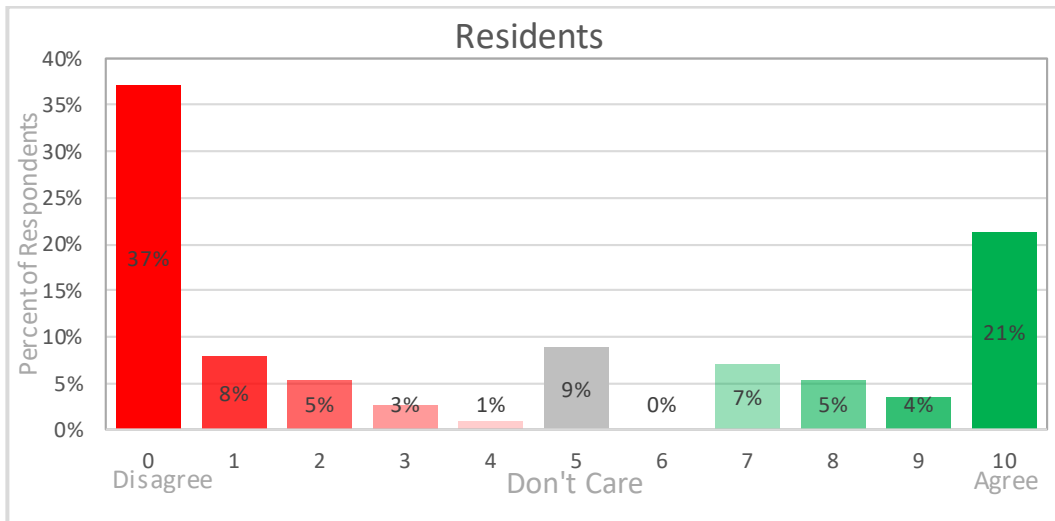


Response	Count	Percent
Yes	190	35%
No	346	65%
	536	100%

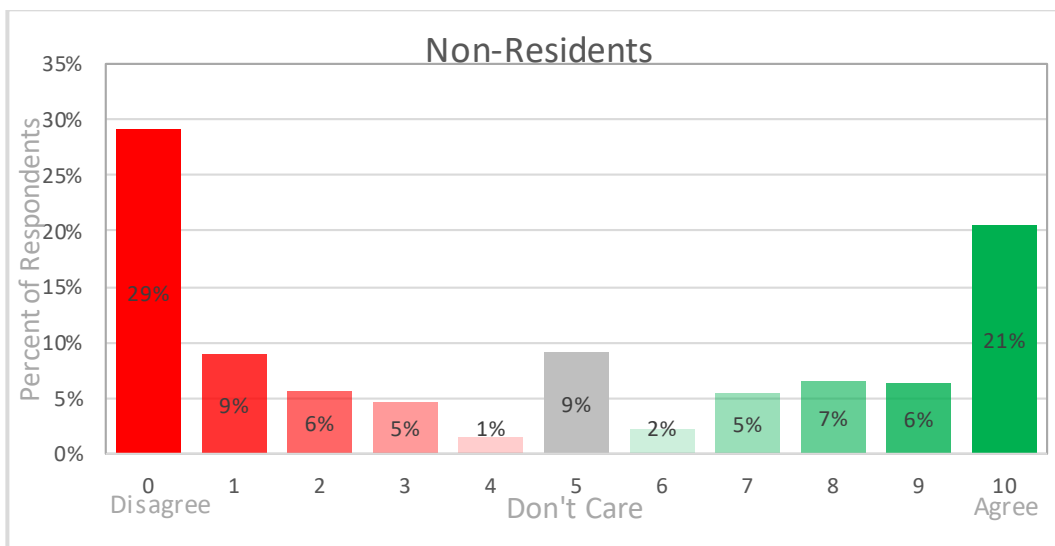
Question 2 - Please indicate your level of support for the purchase of Smuggler's Cove by the Borough.



Support Level	Count	Percent
0	198	31%
1	57	9%
2	36	6%
3	28	4%
4	9	1%
5	59	9%
6	12	2%
7	37	6%
8	41	6%
9	38	6%
10	134	21%
Total	649	100%

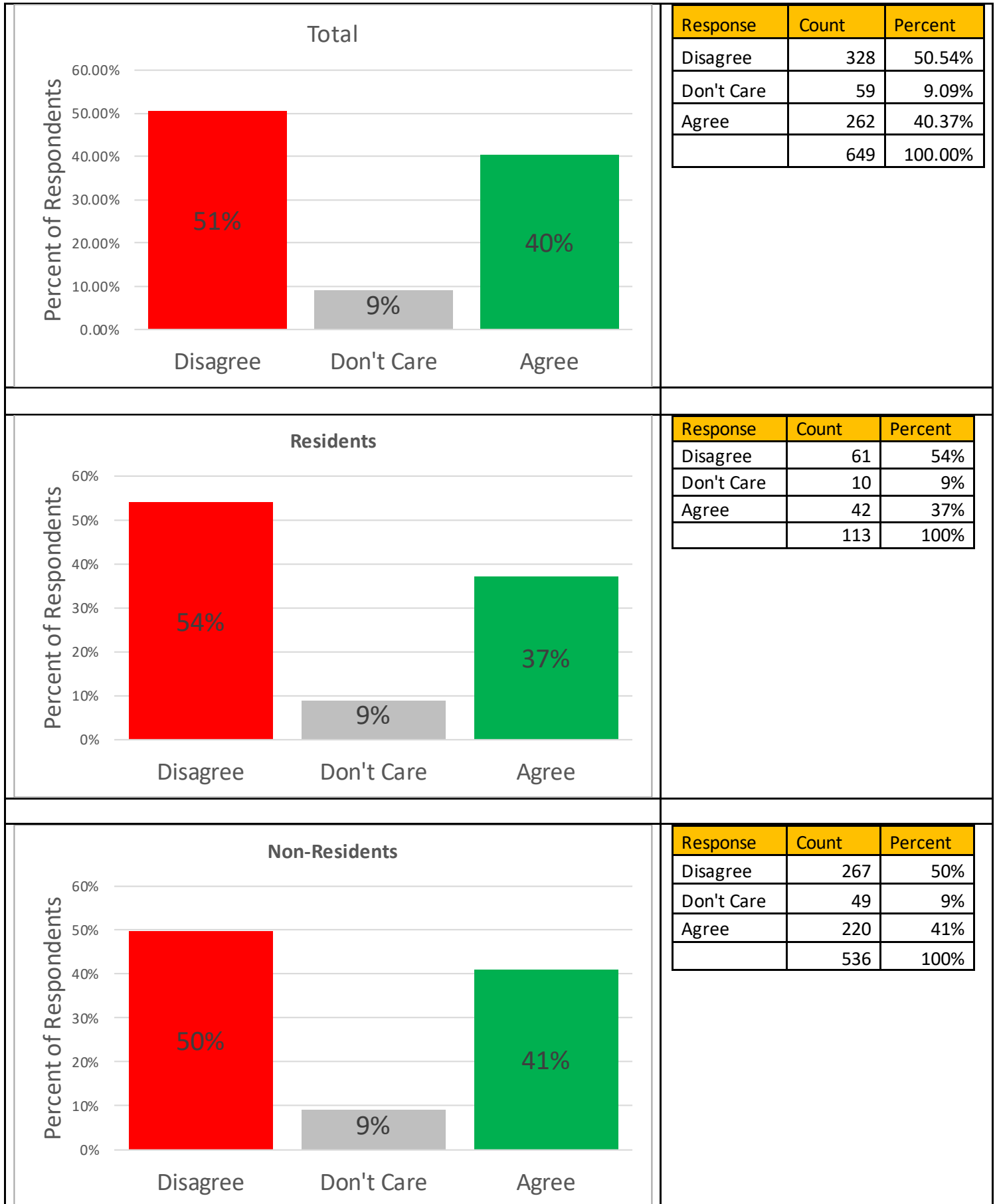


Support Level	Count	Percent
0	42	37%
1	9	8%
2	6	5%
3	3	3%
4	1	1%
5	10	9%
6	0	0%
7	8	7%
8	6	5%
9	4	4%
10	24	21%
Total	113	100%



Support Level	Count	Percent
0	156	29%
1	48	9%
2	30	6%
3	25	5%
4	8	1%
5	49	9%
6	12	2%
7	29	5%
8	35	7%
9	34	6%
10	110	21%
Total	536	100%

Question 2 - Please indicate your level of support for the purchase of Smuggler's Cove by the Borough.



Notes:

- Disagree includes anyone who responded 0,1,2,3 or 4
- Don't Care includes anyone who responded 5
- Agree includes anyone who responded 6,7,8,9 or 10

Question 3 - Do you have any suggestions or comments that you would like to share with the Borough regarding this purchase ?

Respondent ID	Were you aware that the Borough of Stone Harbor is considering purchasing Smuggler's Cove?	Please indicate your level of support for the purchase of Smuggler's Cove by the Borough.	Do you have any suggestions or comments that you would like to share with the Borough regarding this purchase?	Are you a full-time resident of the Borough?
10437959485	Yes	7		No
10437149046	Yes	5	Keep as a small boat rental place and/or knock down --- don't expand in any way the footprint --- leave water and marshlands alone ..	No
10437131251	No	1		No
10436619308	No	10	Will it be available for private purchase if borough acquisition does not work out?	No
10436429248	No	5		No
10436304877	No	5	NO	No
10436213942	Yes	0	Love smugglers cove but we think the purchase price and repair estimates are way too high. The purchase would be using tax payers funds and we highly disagree with that.	No
10435903218	No	9		No
10435898017	Yes	1		No
10435853907	Yes	2	If SH purchases SC i don't think it is clear who will benefit from the profits going forward. What would the benefit be to the SH community? What would the adjacent lot be used for? Shops? Dockside dining? More than a bait and fuel stop?	No
10435841713	No	9		No
10435671871	No	5	need to better define the value of this project to SH home owners. There is. o way I can answer these questions with the limited info presented	No
10435606763	No	5		No
10435587103	No	8	More information is needed about the ramifications for property owners. Will the taxes skyrocket? Sound like a good idea but the numbers need to be crunched a little more. Or at least the numbers have to be shared with the property owners.	No
10435572204	Yes	10		No
10435570967	Yes	5	No	No
10435567775	No	9	purchase cost seems appropriate... why the gap of 6mm dollars for upgrade,,,,,,need more details..	No
10435520913	No	0	Why is the borough even considering using government to run a private business?	No

10435513178	Yes	10	The Borough probably spends money on so many things which maybe do not warrant the spending so \$6+ for Smugglers Cove is not that much in the scheme of things.	Yes
10435490214	Yes	10	Don't increase prices because you can	No
10435485506	Yes	10		No
10435477877	No	1	I can not comment on whether I support the project because you have not provided any information on what will be done with the space. How can I respond to a survey without explanation of the outcome?	No
10435466553	Yes	7	Support depends upon usage. Will there be public areas such as shops, breakfast and lunch potential, a destination to ride bikes would all be supported uses. Not for solely private purpose boat , gas etc which the borough may lease out.	No
10435450564	No	10	As a power boat owner who lives in Stone Harbor throughout much of the year, it is important to me that a local fueling facility be available to boro residents. I realize that a fueling facility is a significant expense, but feel that the recreational option it supports adds significantly to the appeal of those with boating and fishing interests. I strongly encourage the boro to thoroughly explore all alternatives and pursue an option that will best support the needs of our boating and fishing enthusiasts and the greater community.	No
10435415503	No	10	1. That it stays as a bait and fuel place	No
10435289218	No	5		No
10435112161	Yes	2	While I can agree that it would be nice if the business continued, I don't agree that government agencies should investment in private business. If there are products to be sold and a market for them, some private business will do that and shouldn't have to compete with government	No
10435108222	No	5	No	No
10435045921	Yes	1	No	No
10435009799	No	8		No
10435004951	No	10	To our family, it is an icon of summers in Stone Harbor.	No
10434968822	No	2	significant amount of money to spend for such a private business with limited scale	No
10434967737	No	2	We do not see the value	Yes
10434936487	No	5		Yes
10434926569	Yes	9	It's part of our town and should be saved.	No
10434919485	No	10		No
10434903522	Yes	2		No
10434903021	No	8	Good idea. Maybe consider adding a restaurant component, overlooking the water.	No
10434883158	No	1	I do t think we should be purchasing this property	Yes
10434882364	Yes	7		No
10434867332	No	2		Yes

10434841557	No	10		No
10434792978	No	2	Not at all educated on this possible purchase. Will the borough still run the business? If so, who will manage it. Will there be adequate income generated to sustain the property???	No
10434778120	No	0	Stone Harbor is in debt and just raised property taxes through reassessment. Not the time to buy expensive non critical real estate.	No
10434773935	No	9		No
10434757480	No	3	Is this not attracting attention from the private sector?	No
10434705791	Yes	8	T	Yes
10434690714	Yes	1		No
10434688023	Yes	9	I feel that it is very important to preserve the ability of boaters to have access to fuel along Stone Harbor waterway. And the ability to purchase bait in SH without ring forced to drive to Avalon or Wildwood	No
10434678948	No	5	More information is needed! How profitable is it? There is a big difference between 6 and 12 million. More research needs to be done so a more accurate figure can be given	No
10434657744	Yes	5	what is the property taxable appraisal -the riparian resolution is on the seller-. what is the educated ballpark final cost-could seller accept cash/tax credit combo	No
10434587694	Yes	8		No
10434562924	Yes	3	As a official of a township in Pa, I have seen where municipalities have purchased commercial property and have been successful. However everyone that was successful was purchased at a discount. At \$6 to \$12 million seems it could never pay for itself.	No
10434515665	No	7		No
10434469534	Yes	6	It would be fine if the cost was closer to the \$6.5mm	No
10434455335	Yes	10	Have the strategy be an environmental deal.	No
10434399285	No	8	no	No
10434340985	No	0	Looks like a money pit to be funded by taxpayers--with no apparent real benefit to ALL Stone Harbor residents, other than, perhaps, the Borough's being able to sell it at a profit to a taxpaying entity. While we don't actually live in our SH home full time, we are here for almost all Thursday-Monday weekends during the the Fall, Winter, and early Spring months prior to our full Summer and early Fall occupancy.	Yes
10434332558	Yes	7	While I am aware of the potential for the Borough to purchase the property, I'm not sure how it impacts us as property owners. What does this mean in terms of property taxes? Is the intention to continue operating it as the business it is now?	No
10434321986	No	0	Are you keeping it as a tackle and bait store? The cost seems awfully high.	No

10434308118	No	8	I think the shop lends itself to the flavor of Stone Harbor. I trust they will keep the shack like appearance of the structure during renovations. If SH has to pay monies to keep these businesses from going under then I am in favor of it. We spend so much money on getting people here but we have to show people this is a SHORE TOWN not an elitist get away.	No
10434300565	No	7	I would like to do some research.	No
10434292560	No	8		No
10434276461	No	8		No
10434273156	No	9		No
10434259441	Yes	10		No
10434247804	No	4	Not enough information to comment	No
10434233276	No	2	I don't feel the borough should use taxpayers funds for a private enterprise.	No
10434231974	No	7	Thanks for keeping us informed and please present thorough plans of what the property would become and how managed..... encourage community input before the plan..... not as in the ACE project when many of the homeowners were not aware of project impact until after decisions had been made.	No
10434226688	No	1	Use borough money in ways to maintain safety and health of community. It feels as if the benefits of high real estate taxes have the Borough looking for ways to spend \$\$.	No
10434205966	Yes	9	No	No
10434194842	No	7		Yes
10434192838	No	5		No
10434177491	No	7	Did you evaluate all other potential uses for these funds, which is over \$10M, and is the highest and best use of these funds?	No
10434160511	Yes	10	Would like to have more information about the structure of the operations moving forward. My family has owned a property for over 30 years and I have been fishing and boating for most of those years. This was a daily stop for bait and fuel. Would be great to see it stay in operation but want to understand how the Boro would be involved in the operation. Thank you for your efforts in preserving a land landmark of Stone Harbor and providing a resource for the boating and fishing community.	No
10434156709	Yes	2	Based upon the knowledge that I have, I am not in favor of the purchase, but I would suggest that the Borough consider adding a marine fueling station at the public boat ramp.	No
10434152030	No	1		No
10434140458	Yes	10	Great idea!	No
10434137528	Yes	8		No
10434134502	No	10		No

10434125488	No	8		No
10434124084	Yes	7	Will it continue to be used as a fueling area ? I think it's important to the use of the marina area to do so.	No
10434115651	Yes	8		No
10434112834	Yes	0	no	No
10434107490	No	2	I suggest the Borough consider facilitating a private sale to another buyer rather than using public funds for this purpose.	No
10434105989	No	5		No
10434105152	No	5	I don't feel that I know enough about this proposal. The financial output seems significant. How does that mesh with other borough concerns? Will this venture become a money maker? If so, what return will the borough get on the investment? Basically, I need more information before I can make a decision one way or the other. NOTE: I can not indicate my level of support for this purchase without additional information.	No
10434105142	Yes	10	It is vital that boaters have a place to purchase gas in Stone Harbor!	No
10434105061	No	5		No
10434099913	No	10	No	No
10434099398	No	0		No
10434097869	No	9	No	No
10434095587	No	8	The availability of a public fuel dock and bait & tackle store in Stone Harbor is integral to the identity of the town and to its nature as a coastal village. We believe a variety of hybrid public-private methods can and should be considered to keep Smugglers or a similar operation open to serve the fishing, crabbing and boating activities we and others come to Stone Harbor for.	No
10434095423	No	0		No
10434092179	No	10	Would this be rolled into the borough's "park district" (sorry can't remember what we call all of the rec center activities)? It should be considered a part of the rec center and staffed and paid for the same as everything that's runs out of 83rd St	No
10434090047	No	10		No
10434088457	No	0	The purchase price seems high considering that no one else wants to buy it.	No
10433103272	Yes	0	Put the property up for sale so it contribute to the tax base.	No
10432952056	No	0	Generally speaking, government does not do things as well or as fiscally responsible as private enterprise	No
10432935531	No	0	I prefer to maintain the charm of a small town and don't like overbuilding. Possible joint venture with Borough and Private to make improvements with out building a large building, or zone to limit structure	No
10432800344	No	2	No need for boro to get involved with ownership of private property	No

10432587925	No	7		No
10432228970	Yes	8	Not quite sure about a municipality running a business. However it could be leased to a private operator as other municipalities do. This could work.	No
10432201227	Yes	3	I disagree at that cost. It seems inflated maybe due to the fact that the borough is the buyer. is that really what it would cost to do the project? I do live on the bay and have a boat. I have never used this business and don't find it necessary for boaters---maybe only a convince for some???	No
10432159992	No	5	In order to assess this topic fairly, I would need to know a lot more about why it would benefit the community and what are the future prospects of a Smuggler's Cove like operation in Stone Harbor both privately and publicly owned.	No
10432134063	Yes	10	Good idea. Landmark property	No
10432128919	No	0	don't use public funds for this endeavor - crosses the line. Rather see that money put into raising bulkheads, burying power lines.	No
10432047289	Yes	0	I do not believe the borough should be spending public funds for a private enterprise.	Yes
10431901675	Yes	5	Sorry to sound cynical, but it looks like yet another chance for developers to construct hugely priced homes.	No
10431871320	No	10	This is an institution and should be able one way or another to continue to serve the boaters and fisherman of Stone Harbor.	Yes
10431547699	Yes	10		Yes
10431177395	Yes	9	Be mindful of all those who regard SH as their year round home	No
10431142189	No	0	This is a purchase the whole community would NOT use.	No
10431138135	Yes	10	BUY IT! SAVE IT I am not a fulltime resident of SH, but my family is a tax paying owner of our little home SINCE 1960.....	No
10431129025	No	10	N/A	No
10431072078	No	5	For a lot less \$\$ I would say buy it.	No
10431065664	Yes	0	no	Yes
10431038824	No	0	Let a private entity buy it and collect the taxes.	No
10431037434	Yes	9		Yes
10431018734	No	0	Not with our money!	No
10431012336	No	4	Too expensive!	No
10430996543	No	0	Why would public funds be spent on this?	No
10430969976	No	5		No
10430950185	Yes	8	Do the proper due diligence	No
10430937022	Yes	1		No
10430893693	No	9	No	No
10430891998	Yes	10		No
10430859791	No	1	Sounds like a lot of money to service a small number of people.	No

10430859277	No	1	This is a very bad idea /proposal..If real demand is there and money is to be made then a successful private businessman will come forward sooner or later when the price is right for the properties. A socialistic government takeover of this failing business at taxpayers expense is not warranted. It will lead only to much higher costs to users. inefficiencies, and certainly ever increasing taxes to break even. Higher user costs and service fees are probably needed now and should be borne rightly by the users not the general public taxpayers	No
10430842262	Yes	9		No
10430831458	Yes	0	I think a private person or group should buy it, but the borough	No
10430814666	No	1	The Borough has no place in buying private businesses especially when they must sell bonds to get the revenue to replace the beaches. We need to support the island. Let the businesses succeed or fail on their own. We don't want taxpayer money spent so frivolously. I'm tired of the SH residents being stepped on and forced to pay and pay.	Yes
10430760530	No	1		No
10430737488	No	3	Unknown costs could put this project out of reach.	No
10430718205	No	0	Besides the original expenditure, did the Town/boro take into consideration the lost taxes? Or the cost of operating, maintaining and staffing the marina?	No
10430712622	Yes	8		No
10430628818	No	0		No
10430621842	No	1	does the Boro need to be in the gas bait and fish business	No
10430621642	No	0	No	No
10430497799	No	10	No	No
10430496340	No	0	At this time we do not know what the borough would do with the property and where does the purchase price plus added costs come from.	No
10430496322	No	0	Private property should stay private and borough funding should not be an option	No
10430482583	No	0	This is an unnecessary expenditure of public funds. Let's deal with the dredging issues etc. which are important to the Borough	No
10430405652	Yes	0		No
10430398015	No	0	It is private property; the Borough should not undertake the costs, nor long term obligation to run the business. Use this money to raise the height of bulkheads!	Yes
10430385470	No	3		Yes
10430382724	No	7	We would like a thorough position paper on the acquisition and future of the property by the borough before it's purchase. We would like to avoid another ACE utility pole blindside.	No

10430358809	Yes	9	No	No
10430358107	No	9		No
10430328124	Yes	0	Do not think it is a good idea to spend that much of the taxpayers dollars to purchase the property. We are paying a lot of property taxes now and this project could lead to even higher taxes. BAD IDEA!	No
10430319444	No	8		No
10430303006	No	1	I would only be in favor if the upgrades were required to protect the environment. Also, the plan is not detailed enough to understand the borough long term intent post purchase? Will it remain in commercial operations, be resold, turned into a museum, etc..	No
10430259559	Yes	3	Why?????? 12 million could be spent elsewhere	No
10430226798	Yes	5		Yes
10430189445	Yes	10		No
10430175070	Yes	1	No	No
10430168785	No	1	There are enough issues that the borough ignores that severely impact properties that they have no need purchasing this privately owned business	No
10430072664	No	0	Support private disposition of the property.	No
10430048140	Yes	9	Keep it quaint original, and organic to the neighborhood.	No
10430042843	Yes	9		No
10430009052	Yes	9		No
10430005413	No	3	As a Stone Harbor resident ,how long has this proposal to purchase been in the works.What will take the place of the Cove?	No
10429995765	No	1	Would like to see more economic clarity with regard to purchase, improvement, upkeep, revenue generation, etc.	No
10429986423	No	10		No
10429985525	No	1	Not being a boater this makes zerosense to me. If I were a boater, I still question public funds doing this. I could see supplementing this but not owning the whole thing	No
10429982277	No	10	Clean it up and prevent spills and other pollution	No
10429965294	No	0	This should stay in the private sector. If it can't be sold as an "ongoing business", then let it close. The borough's existing trash & recycling system is highly inefficient and should be privatized. We don't need another inefficient municipal operation.	No
10429964146	No	5	Not at this time	No
10429941605	No	7	No	No
10429930073	Yes	5	As long as they do not build houses, apartments etc. on these lots for the purpose of making money then I am ok with maintaining as needed.	No
10429902398	No	0	Why do we need to spend this money and what will you do with it	No
10429894883	No	10	Not at this time	No

10429887243	Yes	0	very,very expensive---	No
10429884135	Yes	0	hard to believe this is something the borough wants to dabble in. leave the entrepreneurial spirit to the entrepreneurs.	No
10429882168	Yes	10		No
10429870316	No	2	Sounds expensive for the borough to buy	No
10429868787	No	9	Without a place to fuel a boat (if lucky enough to own one) , or a place to buy crab nets, or fishing essentials, rent a small boat for some hours of fun would be a great loss to our community. Though it is an expensive purchase, it would be well worth it in order to provide a well rounded beach resort.	No
10429856165	No	0	Without a purpose it's too much money to spend	No
10429854855	Yes	3		No
10429842866	Yes	5	No	No
10429829957	No	0	Too much money	No
10429823840	No	0	Let the open market dictate what happens to this parcel. If someone wants to buy and operate the tackle shop, then let them.	No
10429822974	No	6	the borough needs to more transparent with their thoughts and why they feel the cost is so high.	No
10429807490	No	10	Keep the gas Pumps !	Yes
10429805492	No	0	The borough should not be involved in commercial activities like operating a marina. There are too much environmental mitigation risks	Yes
10429804024	Yes	7	What precedent would transaction set	No
10429799638	Yes	5		No
10429790031	Yes	2	Will our taxes go up and how much	No
10429780678	No	0	It is a large sum of our tax dollars.	No
10429757711	Yes	9		No
10429746168	No	2	No	No
10429735578	No	9	We need a gas station for boats and it's the only one left. I would hope the plan includes keeping one there.	No
10429733963	No	1	The previous question is hard to answer until the exact dollar amounts of the purchase are known. I'm don't think a large investment of \$5mm+ is warranted unless there's a plan in place to recoup the boroughs investment through rents or other sources of income that the property could provide.	No
10429728824	Yes	0	Would need to know why they want this property before we could comment. What do they plan to use it for? Are they helping out a friend who can't sell it? They need to explain why spending OUR money on this property would be a good idea.	No
10429727502	Yes	10	Smuggler's Cove is the only place in Stone Harbor where you can purchase gas for your boat. That activity drives revenue to their whole operation, offsetting the cost to save the operation. Also, their	Yes

			boat rentals attract Family tourists, explaining why it is iconic to Stone Harbor.	
10429717642	No	8	Narrow the price range. Almost double low to high?	No
10429717356	No	2		No
10429717220	No	7	Would it affect property taxes?	No
10429699894	No	4	Always concerned when a public entity tries to operate a private business. The track record is not good. Although I hate to see this particular business potentially go away	No
10429697056	No	8		No
10429686475	Yes	1	I look at the sale of Smuggler's Cove to generate more revenue to the town	No
10429682017	No	0		No
10429680125	No	0		No
10429677655	No	0	I do not know what is the expected use of the purchase.	No
10429671912	No	0	Dont see the need for the township to purchase this property. Should remain in commercial hands.	No
10429659997	No	10	It would be nice to have a local place for service to boaters both motor and sailing.	No
10429659395	No	0		No
10429651540	Yes	3	I would not want to see taxes go up because of this purchase	No
10429651223	No	1	We are boat owners, and keep our boat in the SH municipal marina. We hate to lose Smuggler's Cove, as it is where we purchase our boat fuel. However, I do not think purchasing the property is an appropriate use of SH taxpayer funds, particularly since most taxpayers are not boat owners.	No
10429649998	Yes	0	Build a reserve for beach replenishment	No
10429645694	Yes	5	Library, police station good! This purchase wanted but cost maybe prohibiting!	No
10429645102	No	1		No
10429639305	No	1	Can it be zoned to stay a bait store & boat fuel? I would think it would be sold a "fair market price " I once had a boat & it's very much needed, but 6 plus million seems way to high!!!!	Yes
10429639023	No	10		No
10429637490	Yes	0	Inappropriate for a town to be operating a commercial business. Inappropriate use of open space funds. Inappropriate expenditure in every sense.	Yes
10429637417	No	1		No
10429637117	Yes	7	I understand why they would want to maintain the viable business such as smugglers cove because of what it offers. We just don't know what the long term expenses could be.	No

10429636202	No	3	Find an entrepreneur who will build a great water front restaurant.	Yes
10429635709	Yes	0	It is a big outlay of money that could be used for other purposes, such as trying to reduce the amount of flooding in the town.	No
10429633152	No	0	As we definitely don't want to see anything happen to Smuggler's Cove, we don't think that the taxpayers should foot the bill.	No
10429629875	Yes	9	This move supports a water lifestyle for all residents of SH, the county itself, visitors, and is synergistic with the borough's other location across the water. A well-crafted decision and move toward this to fruition - a will be a winner for the town, the county, and the charm of Stone Harbor!	Yes
10429627271	No	3	I would like to know how this impact our taxes. Also, who will have oversight over this purchase and make decisions on purchase of property going forward. I don't have enough information.	No
10429625587	Yes	0	This is not a good idea. The Borough should not enter into the retail business. It is not appropriate for for Borough to be selling gas and bait. Work on more important issues .	Yes
10429624534	Yes	0	Don't think this falls under the purview of government, even if well-intended.	No
10429624158	Yes	0	Allow mixed use. Condos above with marina supply restaurants with bars on bottom. Private enterprise only! Taxpayers should not run free enterprise businesses	No
10429623255	No	5		No
10429622881	Yes	10		No
10429619759	No	9	As Stone Harbor is increasingly gentrified, it's nice to maintain the elements that make it quaint and special. If any municipality can afford it, Stone Harbor can	No
10429618242	Yes	10		No
10429618148	No	5	Could the borough propose entering into a lease with the estate.	No
10429617160	Yes	8	Smugglers Cove is a landmark In SH and serves a needed facility in SH	No
10429615943	No	10	No	No
10429609906	No	10	If SC ceased to operate it would have a significant negative impact on SH, especially to the marina. If no private party is interested, I think the Borough must step in.	No
10429608310	No	0	If the borough is going to spend money it should put it toward flooding issues which is becoming an increasingly significant problem for SH	No
10429603178	Yes	10	Gas dock and facilities keep prices in check.	No
10429603105	Yes	5	no	No

10429602442	Yes	1	Seems like the money could be prioritized to more important projects	No
10429602130	No	3	Without enough information regarding projected use, available funds, profit designation, it is hard to support this	No
10429601174	No	3	Just a question: is this really the best use of public funds?	No
10429600010	Yes	0		No
10429599165	Yes	10	the Borough should own it.	No
10428112455	No	0		No
10427659053	No	1		No
10427480471	Yes	0		Yes
10427393313	No	0	The borough has absolutely no experience in evaluation of the business and property and none in managing it going forward. All the council seems to want to do is spend \$. How about reducing our taxes??	No
10427294113	No	0	I believe that local government should not get involved in such a commercial issue	No
10427030858	No	1		No
10426805255	No	4	It at this time	No
10426802227	Yes	0	This should be a public/private type of deal-tax payers should not incur all	No
10426750159	No	0	Total cost !	No
10425099140	No	2		No
10425058673	Yes	3	Borough should not be involved in Fueling directly or indirectly. Unnecessary liability. Tom Russell, Stone Harbor Marina has indicated he plans to upgrade his refueling facility and is willing to do more. The borough has underutilized space in Municipal Marian to proved a business location for those services if desired.	No
10424928885	No	1		No
10424549539	Yes	9	It's not possible for me to answer question #2 without a better understanding of the options for developing and/or preserving the property after it's sold. Personally, I would like to see it maintained for it's present use, which I believe serves a vital function for Stone Harbor. But I question whether the only option for continuing that function is for the Borough to purchase the property outright. Unfortunately, this survey presents that as the only option, which minimizes the survey's value, in my opinion. NOTE: the survey requires me to answer question 2, so I've marked "agree," though that choice doesn't accurately reflect my opinion.	No
10424187121	Yes	8		Yes

10424103145	No	8	I think it could be a great thing for the island to have a place for residents to go fishing and boating as well as to have a social gathering place. It would be great if the establishment would offer camps or classes for kids to promote all of these great outdoor activities.	No
10424029443	No	5	how will it impact taxes	Yes
10424006511	Yes	10		No
10423804898	No	2	why do we need to operate a private entity?	No
10423757140	Yes	9	The island needs another gas service for all the boaters that use their boats during the season. They could also rent boats, kayaks, etc & sell bait to help bring in other courses of income as well. The city has many resources for the kids & adults with the improved recreational center. Now they need to step up and help with this as well. We have a library that is rarely used and in my opinion resources that have been wasted on building it. It shouldn't matter whether I'm a full time resident either. I own a home in SH so my tax dollars are the same.	No
10423702321	No	0	Don't do it.	No
10423197551	Yes	10	no	No
10423100794	Yes	10		No
10423019808	Yes	6		No
10422973068	No	0	too much money to benefit too few.	Yes
10422925919	No	0	It seems this proposal favors boat owners. Not sure why public funds need to be used for this. I'd rather have public funds used to bury the wires.	No
10422895024	No	9	Smugglers is a important part of the islands marine community from fuel, bait & tackle to fishing tournaments. It's a local gathering spot & it could be a lot more.	Yes
10422885297	No	7	I'm ok with it as long as it is operated by a private enterprise.	Yes
10422868674	No	2	I do not believe a government entity can effectively and efficiently run a commercial "for profit" establishment.	No
10422799542	No	5	NO	No
10422789927	No	0	Need to get a better handle on cost. 6.5 -12mil tells me they have no idea what it really will cost and exposes our citizens to much risk.	Yes
10422747891	No	6		No
10422719853	No	0	This proposed purchase is an extraordinary expenditure for a property with dubious public benefit. Without more explanation and transparency, seems like fiduciary irresponsibility.	No
10422716838	No	10	No comment	No

10422541354	No	0	This is the worst idea and enormous waste of tax payers money I could even imagine. Are you nuts?? I miss the old brown Shelter Haven and Henny's, but the borough cannot possibly think of buying all the old favorite places. Think of the liability owning a property that rents boats to people that could be in accidents. \$12.5M ??? My taxes went up 30% last year!!! Just buy the Doris Zagas picture of Smuggler's Cove. It's much cheaper.	No
10422523336	No	5	Seems like a valuable service for boaters and fishermen.	No
10422503616	Yes	1		No
10422499543	No	0	The Biriugh has no business or purpose in buying a commercial business . It would be terribly reckless to pay \$6 million for that property . Let a private owner develop the property. This property is only relevant to a very small base of taxpayers, such as those with boats.	No
10422481752	No	5	no	No
10422452116	No	0	If there is sufficient demand private interests will take care of it. Stay out of it!	No
10422447542	Yes	0	Why would the borough own a marina that would be closed much of the year at a cost of possibly 12 million dollars? The island is sinking and flooding and they want to pump gas and sell bait and rent boats? What is the return on the investment? Is the borough paying taxes on this for profit business? What is the liability insurance? Take a look at the completely rotted steel bulkhead surrounding the marina that is a rusty and dangerous mess before wasting taxpayer dollars to sell blood worms.	No
10422156586	No	0	Public funds should not be used to buy a private business.	No
10422151271	Yes	10	no	No
10422148744	No	1	Stay out of this. It's another money hole to the advantage of few!	No
10422110440	No	7		Yes
10422089021	Yes	6	Need more info Is the borough going to run the business and generate a profit for SH?	No
10422077810	No	8		No
10422068521	Yes	9	I think this is a great idea, as this is the only fueling station for boats in Stone Harbor and makes the public marina more valuable to boaters. Think the price seems very high for the real value of the property, so think a lower price is more appropriate for the property based on the amount of renovations that would have to be done.	No
10422048252	No	0		No
10422017200	Yes	8		No
10421966612	No	0	Need more details! Precedent????	No
10421934423	Yes	10		No

10421928330	Yes	9	No	No
10421896419	Yes	3		No
10421866647	No	1	Why does the bora want to run a bait shop? And spen all that money looks like deal for the owners	No
10421862403	No	8		No
10421856567	No	0	I think the cost for purchase and renovations is more than the benefit of the town owning and operating the business.	No
10421822419	No	2	Why?	No
10421795680	No	1	No	No
10421764096	No	0	The borough should not be in the business of running a private business. That is not it's area of expertise. Tax payer money should not be used for this project	No
10421755446	No	6	What are the benefits?	No
10421734766	No	0	Let a private party purchase it, the borough should not be investing tax dollars in real estate projects.	No
10421721623	No	0	Private enterprise is the only viable approach. This will end in tears if the Borough pursues this, and will result in higher taxes and a failed conclusion.	No
10421714804	No	10		No
10421712940	No	0	Most residents will not go back into that area to utilize a park or open space.	No
10421707404	No	0	Stop spending money. The towns taxes should not be considered a spend as you please. Save money for rainy days and reduce costs!!!	Yes
10421695305	Yes	7	What are plans for subletting? What net revenue is expected?	No
10421694193	Yes	6	I slightly agree with the proposal contingent on the marina be retained in perpetuity.	No
10421676511	No	0	Entirely too much money to benefit only a small % of residents. Too many unknowns at this time.	Yes
10421662412	Yes	7		Yes
10421649803	Yes	10	Great idea. No recommendation Ronald a saunders	Yes
10421637935	No	10		No
10421634515	No	0	believe in free market enterprise not for government to complete with private enterprise	No
10421634090	No	0	Do not think town government should be involved in comercial business . Let the private sector determine if bait shop is needed.	No
10421629868	No	7		No
10421612692	Yes	3	Would this bring money to Boro or is this just for preservation purposes?	No
10421581181	No	5	I answered "don't care" above because I am not sure if I agree or not because I don't know how my taxes would be affected. It would be nice to still have that there, but it would depend on the burden on tax payers.	No
10421571149	No	10		No
10421568518	Yes	10	I like the idea of the Borough having the ability to provide waterside services to our Summer tourists	No

10421560173	No	8	make it profitable.	No
10421559604	No	10	Could it be an option to negotiate a lease the space either shorter or long term rather than purchase the site . Lease might be have clause for purchase included if it works out well for use	No
10421541507	Yes	7	Only makes sense if State of NJ participates in the cost to maintain the marina/fuel facility and public waterway access.	Yes
10421526755	Yes	10	Do the right thing and buy the property and save our way of life	Yes
10421521209	Yes	10	my kids grew up going fishing in the bay, renting boats and getting minnows there - we lose a lot more than a tackle store if developed into residential- we lose a way of life and the innocence of what "going to the beach" means...	Yes
10421510648	No	7	No	No
10421503979	Yes	0	Not a good use of public funds	No
10421502443	Yes	10		No
10421502158	No	0	No	No
10421478473	Yes	0	Can't respond favorably or not favorably without knowing more. Eg How much does the Borough plan to pay? Has it obtained an appraisal? Has a proposed operations budget been established? Will the operation of the commercial establishment be bid out? What is the estimate of capital improvements necessary to operate the property including bulkhead and dock repair and any permitting (CAFRA etc) required. Has the Borough factored in the loss of the ratable? Conclusion: This survey is premature without much more information.	Yes
10421461114	Yes	10	Would love to see it stay as part of quaint SH, even to add a general store / ice cream stand...	No
10421456380	No	0	Spend the money to get our utilities underground that will impact our community in a much more beneficial way. The proposal to save a bait shop for this kind of money is nothing short of insane!!!! I've been in Stone Harbor for 20 years and didn't even know it existed.	Yes
10421444048	No	0	Too high a cost and unclear what ongoing costs will be	No
10421429096	Yes	0	If there are individuals who feel strongly about this idea, perhaps they should get out their checkbooks and purchase the property . Our town did not save the Stone Harbor Bowling Alley, the Park Movie Theatre (nor did it do anything about the Harbor Theatre, which was done by interested individuals) nor the Lumber Comany, nor the gas stations, nor all the Marinas.....the only thing certain in life is change. We have a beautiful town that has slowly changed.....so if a group of people want to preserve this go for it! Taxpayers dollars should not be used for this purpose.	Yes

10421412229	Yes	10	Before making the purchase please inform Stone Harbor taxpayers of the intended use.	Yes
10421361001	No	10	It is the only public fuel dock in Stone Harbor for boaters.	No
10421351675	No	0	This purchase would not appeal to property owners who have no interest in this type of activity. Borough funds should be used for projects that have broad-based applicability.	No
10421343015	No	1	I do not understand why tax dollars should be used to purchase an operating business. And I am a boat owner who patronizes the current Smugglers Cove marina.	No
10421306752	No	7	no	No
10421029434	No	7	I would like to know the Pros and Cons of this deal.	No
10421028662	Yes	0	Why not let the property be sold and generate income for Stone Harbor	No
10421021547	Yes	10		Yes
10421013871	No	0	A Borough that is in debt, or any Borough, should not spend on a bait shop.	No
10421006944	Yes	0	This property will never be a break even situation and a constant drain on the taxpayers of Stone Harbor	Yes
10420964976	No	0	Public funds should not be used to run a business.	No
10420963840	No	10	Will it impact taxes?	No
10420949113	No	0		No
10420938255	No	0	Running commercial property is not the business of the Borough. Please don't.	No
10420936166	No	1	How will it affect already high property taxes?	No
10420921840	No	10	It should be set up as a public private partnership.	No
10420918794	No	0		Yes
10420916900	Yes	0	We do not believe the Borough should be involved in a private commercial enterprise as private entities are more likely to profitably operate the business to insure its long term success. Further we think the undertaking carries too much risk and potential expense due to the unknown nature of the riparian and other liabilities.	No
10420906241	No	3		No
10420894028	No	1	This is a very substantial investment for the borough and I am sure it is more complicated then the description given thus far. The income the property/business generates plays a huge role in the discussion, however it is not mentioned once. I simply can not support the venture with the info provided.	No
10420883318	No	10	Smugglers Cove is a landmark/ coveted establishment for our town. It round be great to keep it up and running	No
10420881401	Yes	1	Let the property be sold	No
10420868425	No	0	We need the money to save the beaches and waterways	No
10420836116	No	3	The borough would own and run it so an on going cost?	No

10420832150	No	0	You have failed to state the intention of the purchase. In simple terms, what will the Borough do with this property? Think this is an important consideration.	Yes
10420799379	No	5		No
10420774416	Yes	5	no	No
10420773270	No	10	A necessary business for boat owners who dock in the municipal marina. The only place for boat owners to get fuel. Fishermen using the fishing pier on 83rd use this business also.	No
10420767958	No	0	This is not a suitable use of public taxpayer funds.	No
10420755569	Yes	0	I believe that it is inappropriate to use public funds to operate a private enterprise	No
10420749947	Yes	5		No
10420746304	No	6	maintain the heritage and historic feel...this matters in creating an attractive town and good feeling for all homeowners and tourists.	No
10420723384	No	0		No
10420718888	Yes	2	The borough should not be in the business of owning a private enterprise.	No
10420682633	Yes	10	no	No
10420670722	No	5	I'm not clear what the downside or upside would be. I need more information.	No
10420663143	No	1		No
10420593795	Yes	0	We believe it is totally and absolutely inappropriate for the Borough to even consider the purchase of this business and associated properties. It is not the role of the Borough to go into any retail business. Further, there are other far more important projects for the Borough to act on...the allocation of funds for beach replenishment, dredging of the bays, and the protection and development of our water resources. Smugglers Cove is not an historically significant property and business. They sell bait and gas.	Yes
10420572263	No	10	Would like to know how it can be converted to support boaters and recreational fishing community.	No
10420568231	No	10	I cannot express how happy I am to hear that this is becoming considered. I have been voicing this since Lou died. What those in the town that do not own boats don't realize is that Smuggler's Cove is heavily used by everyone that does have a boat as well as boaters that navigate through Stone Harbor. The bait and tackle as well as the boat rentals provide a great service to members of the town. it was my first introduction to the waterways of Stone Harbor more than 40 years ago. I am a huge proponent of the town purchasing this one and last of its kind on the island.	No
10420554316	No	2	Not sure of the reasoning	No

10420553291	No	10	Keep it commercial. Convenient for boaters and fishermen for supplies and gas. People are able to fish from the municipal and 83rd street piers. Would not have to go to Wildwood or Avalon for gas	No
10420551428	Yes	8	Need to know more about how the borough intends to operate it and financial expectations - profit or loss?	No
10420491498	Yes	3	If SH does not purchase it for the asking price, I would be interested to see what a realistic selling price would be.	No
10420491030	No	5		No
10420490352	No	10	I think it's a great idea as long as it continues to be a treasured bait & tackle store.	No
10420475077	Yes	10	Smuggler's, as stated has been a "landmark" in Stone Harbor; and should continue to be. Careful study by knowledgeable persons should be involved with the cost factor for matters necessary to clear title as well as renovations/improvements. There is over a \$6,000,000 difference in figure quoted. As in all Real Estate transactions, this needs careful study and preferably by local professionals who are familiar with similar situations that have arisen within the Boro. and know what/how it was resolved	Yes
10420445870	No	10	No	No
10420444705	No	8	I would support the purchase if the operation is run by a privately owned business.	Yes
10420439157	Yes	10		No
10420422988	Yes	5	Don't care means don't know for me. Description of project seems a little sketchy -- would like to know more.	Yes
10420417313	Yes	0	While I understand the emotion behind this and as an avid boater who very much desires more options for bait, tackle and fuel, this could end up being a constant drain for the Borough. Businesses must be able to stand on their own. Where does this sort of thing end? I would rather see an all-out push to reopen Hereford Inlet which would then dramatically increase boat traffic which would make a business like SC more viable for a private owner.	No
10420396625	No	5	What would the borough do with it ?	No
10420390962	No	1	Use eminent domain, retain title to property & lease out the operations to a private company. The boro will most likely get a better price.	No
10420386678	No	0	Sell it as I'm sure the boaters would benefit by a similar establishment paying property taxes to the borough. We gave away the parking lot on 2nd ave 93-94 st.	No
10420377538	Yes	0	Why would the borough spend the tax payer money for a store property?	No
10420354840	No	10	as a boater and a fisherman I support this-perhaps it can be leased out	Yes

10420335925	No	0	I would like to see a balanced viewpoint. What are the pros and cons, have they been assessed, and what are the long term operating costs. Do you expect to profit from this, break even? Are there any risks. I would like to see a complete assessment done first. And regarding the last question I am not a full time resident now but may be in the future hence the desire to understand these costs. Especially in light of the roads still not yet paved and a concern about how we are prioritizing spend.	No
10420331984	No	3	Is there an expected revenue stream that this township-run business would generate? Is it enough to off-set the costs of the purchase? It's not clear to me why Smuggler's Cove is considered "part of the fabric" of the town. I've been coming to SH for 25 years, and I'm a homeowner for 2 years, so I know SH pretty well. If the township "Does Not" purchase this property, what is the downside? Will this purchase allow for some increased usage of the dock space by township residents? If so, what is the township envisioning?	No
10420322891	No	2	Is this purchase good use of taxpayer's money? I think clearly NO	No
10420315905	Yes	1		Yes
10420276816	No	0	I've been visiting SH for 40 years. I never heard of Smuggler's Cove before. It means nothing to me. If it did mean something to me, I wouldn't look to the Borough to make me feel better.	No
10420271036	No	0	Taxes are already too high. Stick to your knitting and keep the streets paved and clean, preserve the beach, keep trash/recycling service as is and maintain policing at current level. Smugglers Cove is cute but let the private sector acquire it and put it to its highest and best use consistent with current zoning.	No
10420263595	No	10	The continued operation of Smuggler's Cove is a key asset to Stone Harbor both for residents and others who use its boat ramp.	Yes
10420261371	No	8		No
10420232163	No	8	none	No
10420231142	Yes	4	No not at this time.	No
10420230160	No	0	The Borough should "stick to its knitting." I can't imagine that it has the expertise to manage this operation. If it would "outsource" the management through some sort of concession arrangement, this would provide an opportunity for all sorts of mischief. Finally, at a fundamental level, why should the taxpayers of the Borough "bail out" whoever owns the property today? Let the market work.	No
10420217476	Yes	7		Yes

10420210659	Yes	0	The Borough needs to address the beach and bay issues. We are borrowing money now to take care of expenses that have less of a lifetime than the loan covering them. We have flooding issues. The borough needs to address the issues that affect everyday life in Stone Harbor. It would be totally irresponsible to consider purchasing Smuggler's Cove. It would be spending money we do not have.	Yes
10420207393	No	0	Find a private purchaser	No
10420200713	No	5	I don't know enough about it to have a solid opinion so will let it up to those on council to make an intelligent decision. It seems right to retain a commercial business supporting the fishermen rather than see it developed as a residential property. I am not a permanent resident of Stone Harbor.	No
10420200023	No	3	It is the currently the only site I believe where boats can gas up--but would need more details on what SH would plan to do with it	No
10420181934	No	0	Borough should never buy and operate private enterprise. Leads to political favorites at the increased cost to taxpayers.	No
10420171075	No	0	Find a private purchaser.	No
10420170920	No	5	No	No
10420161763	No	6	Are there any plans, expectations or discussions of purchasing other "classic," sites as they may become available?	No
10420156165	Yes	10	The fuel dock needs to be preserved. The total cost of 10 million seems excessive. Government never seems to spend our money efficiently and not be gouged by local contractors. Would need close oversight from the public	No
10420147188	No	4	space should be used for a waterfront restaurant, retail space, marina, tax paying entity. The borough and tax payers should not be burdened with the upgrades and maintenance to the property.	No
10420144651	Yes	10	i think it is critical that assets, such as smugglers cove, our school, post office, library & stores, be preserved to maintain the fabric of stone harbor. Without these we become a ghost community without heart only utilized for a few weeks of the year.	Yes
10420137939	No	0		No
10420099131	Yes	9	Keep it as it now except for necessary improvements	No
10420097942	Yes	0	This is an inappropriate use of funds at any time but particularly when the borough and local taxpayers face continuing needs to restore beaches and maintain required infrastructure. It would be better to search out private capital and consider incentives to a buyer to see that the property is appropriately developed	No
10420085401	No	1	Why ...what would be done with the space ?	Yes

10420056877	No	5	not clear from your email what they plan to do with the property, not enough information was provided. run the property? why the adjacent property?	No
10420052988	Yes	0	The borough should not be engaging in the purchase of private property. More focus should be given to beach renourishment and bay channel dredging. Notwithstanding the significance of Smugglers (I use it for my boating needs) there exists other alternatives. This proposal to buy it is foolhardy.	No
10420049967	Yes	10	We have enough condos and \$10 million dollar homes. Lets preserve this history !	No
10420048677	Yes	0	Too costly to purchase considering the additional costs you mentioned that are associated with it. Sad to see that this establishment is in financial distress and would like it to stay, but too many unknown associated costs.	No
10420046310	No	0	Only buy Smugglers cove if you sell the Public works site to a developer for housing.	No
10420043035	No	2	Not at this time.	Yes
10420041006	No	2	What purpose would the borough use a potentially polluted money pit for?	No
10420040224	Yes	6	Any environmental issues--- oil/gas, asbestos, led paint, etc....	No
10420020146	Yes	1	Fiscal nightmare	Yes
10420009646	No	1		No
10419986186	No	1	There's no reason for it. The money can be used for other more important situations. But then again you will do what you want to do	No
10419979762	No	0		No
10419978207	No	0	The business should remain in private hands. Private hands always does a better business than a public.	No
10419964248	No	9	Would the borough continue to operate the business? Would they lease it out? Don't want to see it all torn down and replaced with condos. One of the last remnants of the past.	No
10419956809	Yes	10	The guessed at costs are not substantiate and therefore most likely will negatively effect your result. Also there is no comment about state and county participation in the purchase of the property. Therefore your survey can not be accurate.	No
10419955442	Yes	5		No
10419954172	No	3	What are other alternatives to achieve goal sought through purchase of Smugglers? Is there a more cost effective option?	No

10419944811	Yes	7	A fishing supplies, boat fueling & maintenance facility is needed to compliment the boro-owned marina if SH does not plan to exit serious boating. SH is losing all business except kitchy shops, booze, and over-eating. Excessively taxed, overbuilt and crowded it is nowhere close to the quiet summer resort it was in the 60's and 70's. With the exit of Smugglers another useful business service disappears.	No
10419944773	Yes	5		No
10419941257	Yes	10	The cost should be distributed in a one time tax assessment to all property owners based on the assessed value of their property possibly payable as instalments or lump sum and not a permanent tax increase.	No
10419931867	No	8		No
10419928705	No	0	Keep SC private and put the \$12MM for a state of art fishing pier!	No
10419916876	No	2	Concern costs will go up	No
10419912341	Yes	10	Hopefully it will be a strong revenue producing purchase.	No
10419907911	No	1		No
10419907888	No	7	will the borough now run the gas/tackle business? That is the need but not sure how feasible it is for them to do this.	No
10419906923	No	8	Store needs updated! They have been selling the same stuff for decades, need to newer products	Yes
10419900540	Yes	0	what is the necessity of the purchase?.	No
10419882743	Yes	0	It was held as a private/personal business, it should remain so. My concern is it could then be used as living/rental/condo space with little regard to the environment for boating pleasure	Yes
10419859857	No	10	I agree that Smugglers Cove is a significant part of the fabric of Stone Harbor and provides necessary services and products for the fishing and boating enthusiasts of Stone Harbor and neighboring areas. I wholeheartedly support purchase of this property for the continued operations of this establishment. I realize it is unusual for a municipality to make such purchases, but in this instance, it has such broad benefit to the community that i feel it is warranted.	No
10419854504	No	0	A ridiculous expenditure of tax dollars	No
10419839015	No	0	I believe the timing of this purchase to be unwise given the current level of property prices and the potential for interest rates to rise. I also think it is inappropriate and unnecessary for the taxpayers to purchase a private business that is already serving a public need well.	No
10419836966	No	0	I do not understand why the town would want to own and operate a business like the cove . What is the purpose and what is the value ?	No

10419825769	Yes	9	The revenue from operation by a concessioner should offer a payback to reimburse the public expenditure and ongoing maintenance. A study of this should be done before any purchase.	Yes
10419823549	No	0	Can't this property be sold to a private investor?	No
10419819279	No	6	My less than enthusiastic support is based on the fact that I know of nowhere else to buy bait and fill a boat with gas in Stone Harbor but I also am not excited about the Borough owning a private enterprise.	No
10419817928	No	0	Do not do it!	No
10419813347	No	3		No
10419802629	No	0	Private endeavors are more cost effective!	No
10419802372	No	0	I need to know why the borough thinks this is necessary.	No
10419797063	No	2	Any government level running a private enterprise is usually not successful.	No
10419789162	No	0	If this were April I would think it an April Fools joke! Didn't we just get the gift of a huge tax increase? 🙄	No
10419786439	No	0	This should be owned by a private company and not a gov't entity.	Yes
10419782526	No	9	If no private interest, I think it is important to keep the idea of fishing and boating alive in Stone Harbor. We have enough condos and shops. Think of all the kids who have learned from Lou and others on this site.	No
10419779167	Yes	10	A clear plan of planned usage, financing and on-going operating budgets would be helpful to understand. If we were not to acquire this do we have any understanding of what potential acquirers might want to do with the sight.	No
10419773791	Yes	10		No
10419772773	Yes	7	I think that people need to be aware that this is the only place in the borough to get gas for boats and boaters would need to travel to the far end of Avalon or Wildwood to get gas for their boats if Smugler's is no longer in operation. That needs to be shared with the public.	Yes
10419770536	Yes	0	The borough should not be in the business of owning and operating income producing real estate when there are many much higher priorities for out tax dollars.	No
10419768778	Yes	10	no	No
10419768379	Yes	0	SH has significant funding needs to save our beach, bay and reduce the flooding problem. These type of adventures are not a priority and needs to be left with private investors.	Yes
10419763296	No	8	Question. How would this property be used?	No
10419761417	Yes	0	They should not have any interest or involvement in what should remain private enterprise other than a possible short term tax abatement for new owners/operators.	No

10419760135	Yes	0	I'm a boat owner and have used smugglers for gas for decades. I hate to see it go however I do not think this is an appropriate use of public funds.	No
10419755218	No	5		Yes
10419748777	No	0		No
10419746782	No	10	Great idea and well worth the investment by the Borough. The property will increase in value over time. It is an iconic part of Stone Harbor and much would be lost with just condos there. It should be able to be operated profitably to help pay down the debt.	Yes
10419744667	Yes	0	Historical preservation is one thing and emotional value for local landmarks is another but the idea of spending any tax revenues, let alone millions of taxpayers dollars, on a boondoggle is irresponsible, at best, and criminal at worst.	Yes
10419743970	Yes	2	I own property on Paradise Drive. If the Boro wishes to pay me between 6.5 and 12.5 milion dollars, I'll sell tomorrow! That property on 83 St. is no way near the assessment quoted. The town doesn't need to be in the retail business either.	No
10419734220	Yes	0	Borough should not be involved with owning a private business too many unknown costs now and in the future. Not a god idea for the community	Yes
10419732858	No	0	There is a fueling station for boaters at the Marina just north of the 96 th st bridge. I don't like to see Government taking on a role in operating a private business	No
10419732804	No	0	This would be a disaster for the town and over the coming years cost a tremendous amount of money.	No
10419732256	Yes	10	Hopeful that Smugglers Cove would continue to operate as it does now.	No
10419732253	Yes	5		Yes
10419729756	No	8	If the borough doesn't purchase it will it still remain a bait and tackle shop?	Yes
10419729473	No	1	Seems like our taxes would be increased to cover expenditure.	No
10419729068	Yes	10	Hopeful that Smugglers Cove would continue to operate as it does now--Bait, Tackle, Fuel etc	Yes
10419728794	No	10	It would be important to preserve this space and I am confident that the enterprise would be profitable	No
10419725857	Yes	4	Let the free market operate. If the business is viable, someone will buy it.	Yes
10419722683	No	5	keep in mind availability or lack of availability of parking.	Yes
10419721610	No	1		No
10419720735	No	8	I would want to know what the Borough would do with the property if purchased before making a final decision on its appropriateness.	No
10419718023	Yes	5	No	No

10419714743	Yes	2		No
10419712869	Yes	0	It is never a good idea for a public enterprise to takeover and run a for-profit business. Beside the day-to-day operation, you open yourself up to litigation for many reasons, such as injury, environmental, etc.	Yes
10419709700	No	0	You should ask and tell homeowners what value they will get from the purchase. How about lowering taxes by say 12 million. How about a few new police cars.find out if there is any relationship between owner and us tax payers Conflict of interest? Report on those findings to us tax payers. What would be the on going added cost to taxpayers to maintain the property.Higher taxes?? question 4 has nothing to do with purchase consideration. I am a full time home owner and full time tax payer.....	No
10419707000	Yes	10		No
10419695233	No	1	What is planned for usage? Who benefits?	Yes
10419690932	Yes	9		No
10419684602	No	0	If we own it we don't get tax revenue from it	No
10419677724	No	0	The Borough should not be in the business of operating retail establishments. It will be a hobby and is not a core function of government. The property should be placed on the market and sold on the open market.	No
10419664907	No	0	Public funds shouldn't be used to subsidize a private enterprise. Beach replenishment and a plan to protect the beaches more effectively would be a much higher priority. We need to find a way to avoid the need for replenishment every year or so.	No
10419662242	Yes	0	If it is indeed a viable business that is important to the community then the borough perhaps can help the owner search for an appropriate buyer who wants to continue the service. Doesn't make sense to spend that kind of money.	No
10419657418	No	10	What is the impact on property taxes	No
10419656246	Yes	0	Suggest the town provide some type of tax abatement as an incentive to a private party taking over this business. One of the fundamental roles of local government is to provide proper infrastructure and a tax/regulatory structure that creates a climate conducive to private development. The town taking on this large potential ongoing liability would seem to fall outside its mandate.	Yes

10419653871	Yes	10	Our house is directly across the store from Smugglers, and even though we have only been there a short time, we were upset to hear that there was a possibility that it might be sold, the people that work there are so nice, and kind, I know it needs some TLC but I for one being a neighbor would truly miss looking across the street and not seeing it! We hope to become year round residents next fall and I hope I can continue to look across the street and smile at the Cove!	No
10419653016	No	7		Yes
10419652767	No	2	What small unidentified group is this in aid of?	No
10419652118	No	0		No
10419650256	Yes	10	I think it is a great idea. Just need to make sure the costs estimates are as thoughtful and detailed as possible before closing the deal. Good luck	No
10419649918	Yes	10	If purchased for current type of use, costs to clean up the site would not be incurred. This was not presented nor was the fact that if the town doesn't buy it, it will most likely end up developed for condos.	Yes
10419649727	Yes	8	I only agree if they plan to keep it as a bait and tackle shop with gas for boat owners. It is a big piece of Stone Harbor history. I spend 5 months in the borough and have owned my home for over 40 years.	No
10419648747	No	0		No
10419647578	Yes	0		No
10419647410	No	10		No
10419646336	No	0		No
10419645741	No	10		No
10419642874	No	6		No
10419638238	Yes	10	Agree with the purchase only if it would serve the town as a marine fueling station and fishing bait and tackle shop. Property should be deed restricted as such if purchased.	No
10419636970	Yes	8	I would support if the cost is not crazy.	No
10419635698	No	3	The Borough should not get into running an operating business; it will result in never-ending arguments over whether or how much profit it should earn. Ideally it would provide economic incentives (or use zoning) to maintain the current use. Second preference would be to purchase but then enter into a long-term lease to an operator. Third would be to hire a manager with economics that look like a lease, so as to keep the Borough out of the weeds of operating the business.	No
10419635505	No	0	An outside buyer should purchase this	Yes
10419634489	Yes	1	Not at this time need more comprehensive financials	No
10419632450	No	5	What are you going to do with it that benefits the residents?	Yes
10419632206	No	10	Good idea to keep the property use as is	No
10419629622	Yes	10		No

10419629602	Yes	0	Develop a project in the center of town	Yes
10419626704	No	5		No
10419623938	No	7	What would the borough do with the property? I'm not a boat owner, but where else can they get gas and supplies	No
10419622991	No	9	Need to know amount of revenue that can be generated by the property to determine how much of the purchase price could be offset.	No
10419622195	Yes	10	Don't change this property from the historic landmark that is the real Stone Harbor of the past. Put in a few shops or have this be the welcome center to our town from the northern end, keeping the bay side intact.	No
10419621369	No	0	Town should not run private business	No
10419620828	Yes	7	What would be the yearly profit from running the ongoing business?	No
10419618069	Yes	9	Would the borough keep it as a bait and tackle shop or are there other plans for the property? If other plans, what is being considered?	No
10419608886	Yes	10	it should be kept as a boat rental and bait and tackle shop so tourists can fish...maybe put back the soda fountain or add food that was there originally? access to back back is key ..twp can rent out to 3rd party	No
10419606049	No	10	Great to continue to provide this local convenience for the boating community.	Yes
10419602541	Yes	10	Town needs a place to purchase fuel for boats. Smugglers Cove is the last place to purchase fuel. I remember having 5 gas docks.	No
10419602239	No	3	I hit disagree because I do care - there should be a comment for need more information. I don't really understand what financial impact this would have to homeowners. Is the Borough going to run the business? Is this seen as a source of income for the Borough. We are not full time residents now but plan to be within the next 10 years.	No
10419600918	No	5		Yes
10419600032	Yes	0	Do not take on more debt!	No
10419597856	Yes	1	No	No
10419597702	No	3	If you buy it don't over pay for it.	No
10419590204	Yes	7	If a business is to remain, lease the business out at FMV	No
10419582941	Yes	0	This proposed purchase would be an extremely poor use of borough and county funds.	No
10419581705	No	8		No
10419578831	Yes	10	In a sale, usually the cost of cleanup is covered by the seller. Your estimate of cost is unnecessarily high and will influence the outcome of the survey.	No

10419576445	Yes	8	I am not a fisherman and have no history with this site. I appreciate the effort to keep what's left of the old SH charm. Serious priority should be itemized as to how public funding is spent for SH - then ask.	No
10419570784	No	0	Do not go through with it. Too much of our money. Conflict of interest.	Yes
10419568334	No	10		No
10419568203	No	0	Government should stay out of private enterprise	No
10419565893	No	2	The borough doesn't seem to know how to reign in costs and shouldn't be in private business. The cost will likely exceed 12.5M	No
10419560719	No	10		No
10419559079	No	10	The decline of Smugglers over the years has been a drag on the boating scene in SH. SH should go forward with it and find an independent operator to manage it. Many municipal airports use independent operators to manage municipal functions. It is more efficient and best for the marketplace to do so-entrepreneurs Are more responsive and nimble to the needs of their clientele than the municipality would ever be.	No
10419557066	Yes	7	Can the costs be more clearly identified at this point? If the property is publically owned will it be leased to a private enterprise for a sum that will be returned to the public coffers? How would this purchased be financed by the town?	No
10419556405	No	0	The Borough has NO expertise in running this business. If there is a need let a private business owner take the risk and enjoy the reward. Unacceptable use of tax dollars	No
10419556020	Yes	7		No
10419553393	Yes	10	no	No
10419546460	Yes	10		No
10419546427	No	1		No
10419540920	Yes	10	Ok	Yes
10419539941	No	5		No
10419536959	No	0	what a stupid-ass idea	No
10419536641	Yes	10	Great idea! We really need smugglers for both fuel and bait/tackel! It adds charm to the basin	No
10419534687	No	10		No
10419527948	Yes	2	No	No
10419527761	Yes	10	60 year visitor/owner from a 100 year visiting/property owning family. please salvage what's left of old Stone Harbor.	No
10419526198	No	0	I absolutely oppose the purchase. Municipalities have no business competing with private enterprises.	No
10419524170	No	1		No

			Why are there no private investors interested in the property? I suspect it is because federal, state and local laws and permits have become so cumbersome, that no private investors can see a path to a positive return on their investment. This seems to be the trend - govt creates massive and overreaching regulation, private money is driven out of investing in, or even operating private businesses, govt has to step in. Since govt has no profit motive - does not need profits from providing good products and or services, so it can run poorly, which is almost always the outcome. Budgets are blown, and the taxpayers get to continually foot the bill for govt incompetence. Any private citizen that has been paying attention knows this is the probable outcome if the borough buys Smugglers Cove. They just may not want to admit it.	
10419523958	No	0		No
10419522881	Yes	10		Yes
10419522012	No	0	Need more information! Is this a good old boy buyout of a politically connected full time resident?	No
10419521539	No	0	It seems to me that if it is a profitable business then someone in the private sector should acquire it and run it for profit. If it is not profitable, that is clear indication that the products and services offered are not valued by the residents of Stone Harbor. In any event, governments are notoriously BAD at running commercial businesses - particularly entrepreneurial ones. Governmental strictures such as procurement guidelines, sunshine laws and the like make sense for governmental operations but are NOT facilitators of success for entrepreneurial enterprises. Probably the worst idea I have heard from a local government in years!	No
10419521191	Yes	0	The Boro should not be running a business. There is great concerns about the cost of environmental cleanup. And what about cost associated with operating the business. Will the business make a profit and will it offset the loss of the Real Estate taxes?	Yes
10419517567	No	0	I feel fundamentally inappropriate to use public money for private establishments - without any vote from those who are taxed (regardless of state of residence). Why is the borough trying to do this so quietly with our tax dollars? What do they see as the end result from this plan? Some sunshine please!	No
10419516020	No	0	I don't really see the value to the Borough of making this purchase. Potentially having more information about the reason for the purchase might persuade me that it was more appropriate, but at this stage, I would think letting the private market prevail would be more appropriate.	No

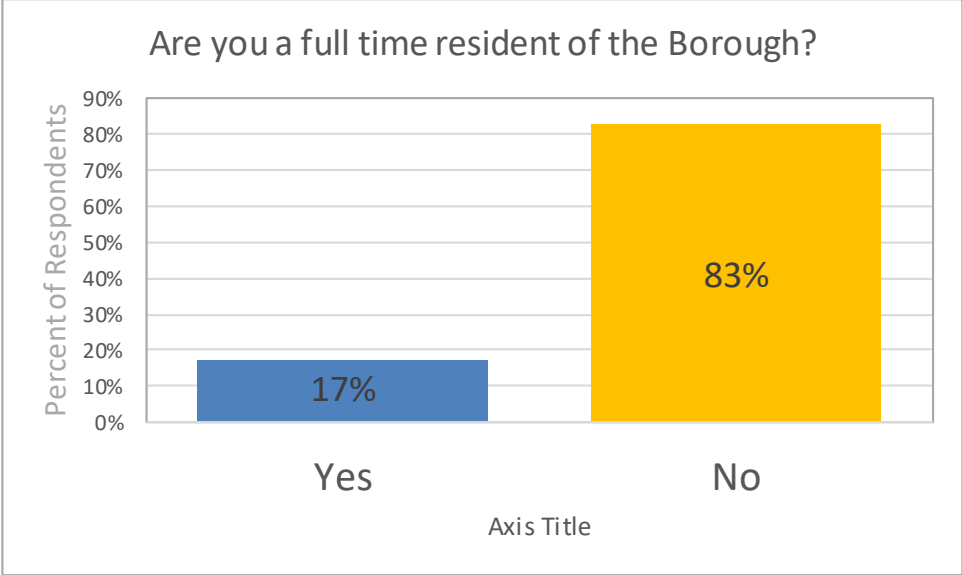
10419512399	Yes	0	I do not believe the Borough should be in the private enterprise business, especially at such a high cost of purchase, repair, and ongoing maintenance.	No
10419511984	No	0	Boro has no qualifications to run a business. Why not buy the Reeds while they're at it?	Yes
10419511824	Yes	10	this is an integral part of the boating life in SH and needs to be maintained.	No
10419510256	Yes	0	Too much money to spend for tax payers	No
10419507223	No	0		No
10419506118	No	10	No	No
10419505740	No	2		Yes
10419504926	No	4	No!	No
10419503339	Yes	0	A lot money	Yes
10419501544	No	10	no	No
10419501090	No	8	How would it be operated? Management contract, Boro employees ? What would be projected annual operating costs & revenues?	Yes
10419498585	No	1	No government entity should be involved in any private enterprise	No
10419498445	Yes	9	Important asset to boaters and fisherman. Integral part of the history and fabric of SH and its residents.	No
10419496640	No	10	This is a great idea. The Marina is a vital part of SH.	No
10419490295	No	10	The continuing operation of Smuggler's Cove is critical to the boating community in Stone Harbor and Avalon, just as the beaches and wetlands are critical to conservationists and tourists. We can't let this treasure become another condo.	No
10419485199	No	0		No
10419484792	No	0	This would benefit very few...the borough would be spending the money on showers at the end of each street so when people leave the beach they could rinse the sand off	No
10419484456	No	5		No
10419484187	No	0	Stop wasting tax payers money. Is this why we raised taxes! What about the beach and bay projects!	No
10419482331	No	0	are they out of their minds...	No
10419476474	Yes	4	We need a dock and fuel and marine activity support in SH but this is too expensive.	No
10419476406	No	10	Add improvements to marina area	No
10419475727	No	0	Ridiculous. The borough is not in the real estate business. Another special interest project. These must stop	No
10419474185	No	0	A private enterprise should run the store.	Yes
10419473679	No	0	Rather see the our money used for beach replenishment	Yes
10419471937	No	0		No
10419471387	Yes	0	Green space	Yes
10419469986	No	5		No
10419469895	No	10		No

10419468159	No	2	Why the huge spread in the estimated costs for renovation?	No
10419467304	No	10	Great idea ~ for the town and the 7Mile Island community!!	No
10419465169	Yes	1		No
10419464424	No	0		Yes
10419462145	Yes	5		No
10419460389	Yes	10	All for it. We need a gas dock to continue the boating community in stone harbor. This area thrives on activities in the water and Smuggs is a landmark that must stay! I feel very strongly about it.	Yes
10419459827	No	1	Let private owners take the risk.	No
10419457213	No	5	Rather use the \$ to put electric poles underground	No
10419454448	Yes	5	We use the facility for refueling only. We have options to ride North or South for fuel.	No
10419452636	Yes	10		No
10419444927	No	0	The borough spends too much money. The borough should have joined the Avalon library, not have their own library, built a new police building for a town that has little crime, didn't advise taxpayers about the ACE telephone poles and who knows what else is not told to taxpayers. The town is also allowing too many establishments branch out with alcohol permits that can be legally done. Allowing alcohol be purchased at the Tuesday night summer music by the water tower was also not a good idea. We go elsewhere for nice music where no alcohol is allowed, far more family friendly.	Yes
10419444509	Yes	5	You explained the costs associated with the project but you do not explain the business case. Outflow of \$12M or so. What is the annual cash flow? What is the return based on 20 years. If the Borough does not purchase the property, what is the likely alternative ?	Yes
10419443176	Yes	10		No
10419442948	No	0	The Borough has enough to handle without going into Real Estate. Perhaps the Borough could give the property some sort of Historic Designation which spells out requirements to a new owner.	No
10419442034	Yes	10	Do it!!	Yes
10419441285	Yes	10	This would be a great opportunity to help bolster the commercial properties nearby.	No
10419438578	Yes	10	Great idea. Only place left in stone harbor to get gas for you boat. It's located across from the borough marina/boat ramp.	No
10419438404	Yes	10		Yes
10419437970	No	0	This is best left to private investors. I see no need for the purchase	No
10419437327	No	0		No

10419436322	No	0	\$6-\$12 Million should be placed in reserves for beach & bay which are the fiber of Stone Harbor Community. Where is the Stone Harbor Borough 10 year Financial Plan?	Yes
10419436222	No	9	I think Smugglers is an important piece of Stone Harbor. While the cost is high, I am curious of the revenue opportunities generated and the ROI.	No
10419434415	No	0	Do NOT spend taxpayer money on this. Focus on beach nourishment, etc. Maybe do something to remove the ugly power poles going down 2nd Avenue.	No
10419433189	No	0		No
10419432796	No	1	Why can it not stay a private enterprise	Yes
10419432699	No	2		Yes
10419429438	No	0	Stay out of private business.	Yes
10419428537	No	0	Government should not run or operate commercial business. Government staff are not profit oriented and could not increase productivity and reduce costs. If they could execute the above our taxes would not be increasing without showing increased productivity first. Would the individual government managers be legal and financially responsible for the profit and loses or will the government be liable. The financial and legal risks of running a businesses should not be the burden of tax payers.	No
10419426368	Yes	0	Let the private sector get involved with the purchase. This is not good use of tax payers dollars.	No
10419426252	Yes	0	Let a private business purchase it and run it	Yes
10419422566	No	10	Keep this property as it is . Obviously , do the necessary upgrades, but keep it architecturally the same . This is really a historical landmark	No
10419422404	No	7	Seems like a lot of money. Can you clarify envisioned use? will it still be a bait and tackle store?	No
10419421758	No	3	What is the benefit in buying? Why would the Borough even want this? How is the Borough going to manage a private enterprise and will the taxpayers get thier money back? With the beach and bay a top priority with replenishments and dredging why do this? Wouldn't \$6mm help our reserves? Is this a historic site? Can it be put on the state and national registry? And bottom line, what is the benefit to the town? Why cant it just be privatized?.and if the Borough did purchase this site why is the all in price double the appraised value? What makes the Borough think they can be business owners when we have our hands full with public works, infrastructure, code enforcement and management of ongoing construction.	Yes
10419421218	No	7		No
10419417292	No	0		No
10419416658	Yes	0		No

10419416179	Yes	10	Will they still be bale to sell gas? That is important	No
10419412625	No	0		Yes
10419411320	Yes	9	Yes...if they purchase it, I think new bulkheads must be installed with raised height around the entire Smugglers Cove area. This is necessary to prevent the flooding in the immediate area that we continue to experiance and will only get worse over time.	No
10419410283	No	3		No
10419410116	No	10		No
10419409878	No	0		No
10419409739	No	10	I completely agree with the purchase of smuggler's Cove. The marina provides a lifeline to the vibrant activities and not only that coach but also much of Stone Harbor as the boats are seeing fueling up there. In my opinion Stoneharbor lax amenities on the waterfront and this will preserve one of the precious View. Please feel free to contact me for more.	Yes
10419409456	No	8	no	No
10419408239	No	2	Why does the town need this property ? Seems like a ridiculous price to pay and not state business case for payback to borough. Maybe we shouldn't have increased taxes so much and we wouldn't have all this "play" money?	Yes
10419408086	No	10	It's a part of historic Stone Harbor and should be saved. We already ruined the sky line by allowing the electric poles to be installed. Let the destruction of our special place end now!	No
10419407262	Yes	10	This is the only gasdock in Stone Harbor and is important to the boating community and the operations of the public marina nearby. The borough should just make this part of their adjacent marina operations.	No
10419407001	No	2		No
10419401407	Yes	1	What would the borough do with it ? I think the boat owners will miss it and the town will miss the property taxes. I'm now negative on the purchase	Yes

Question 4 - Are you a full time resident of the Borough?



Response	Count	Percent
Yes	113	17%
No	536	83%
	649	100%