
The SHPOA

Beach Buzz

Keeping Members Informed About Stone Harbor



April 2026

President's Message - Chris Yates, President



As spring tries to decide if it's really ready to come and stay, we are ready to get back on the beaches and enjoy another summer in Stone Harbor. U.S. News and World Report rated Stone Harbor beaches best in New Jersey and a national report rated Springer's the eighth best ice cream shop nationally. Come and enjoy both!



The SHPOA spring meeting is coming together with an in-depth look the REAL act, the far-reaching and deeply impactful law enacted by the state of NJ that particularly affects the shore communities. We will also talk about funding for beach maintenance and replenishment. You won't want to miss that.

Preparation for the Harbor Hustle is underway as it continues to grow into one of the most popular races along the Jersey shore. [Sign up](#) to run or walk and help support Shells of Hope.

If you're a biker, you'll notice the SHPOA project of the year along some of the beach entrances, where additional racks and repair stations will be installed. Check them out.



SHPOA is sponsoring a Meet the Candidates Zoom webinar to give you the chance to hear from and ask questions of the candidates for borough council. [Sign up and submit your questions.](#)

Thank you for being part of SHPOA and making a difference for our community.

The Harbor Hustle is Back—and Better Than Ever! - Heather Stambaugh; Trustee; Chair, Community Engagement Committee



Now in its fourth year, this fast-growing Stone Harbor tradition returns on Sunday, June 21, at 8:00 AM, kicking off summer on the solstice in the best way possible. Proudly co-sponsored by [Shells of Hope](#), this year's race continues its mission of supporting pediatric brain cancer research at CHOP while helping South Jersey families facing the disease.



New for 2026: participants are invited to directly take part in fundraising. For every \$10 raised, you'll earn a digital raffle entry for a chance to win great prizes. And with race day falling on Father's Day, we're featuring "dad-friendly" prizes—

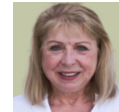
think cookout grills, golf outings, and dinners at some of Stone Harbor’s best restaurants.

Start your summer with purpose, community, and a lot of fun. Run, raise, and celebrate—all while making a difference.



To sign up or donate, [click here](#) or on the QR code.

Bulkhead Ordinance Update Advances to Final Approval - Justine Herzog, Trustee; Member, Sustainability Committee



The Flood Mitigation Committee (FMC) presented a revised version of Borough Ordinance *Chapter 200, Bulkheads* at the April 21st Council Meeting. The revised ordinance was passed unanimously on first reading at that meeting. Revising this ordinance has been an important goal for the FMC, which includes several SHPOA members.



The new ordinance makes no changes to bulkhead height requirements. Rather, it is re-organized and reworded to: 1) make it easier to interpret under what circumstances bulkheads must be raised to the full 8' height; 2) strengthen construction and inspection requirements for the bulkheads and tie-ins between adjacent bulkheads; 3) clarify the permit and fee process.

The revision was necessary because the old ordinance was difficult to interpret and required significant borough time and effort just for interpretation. The integrity of our bulkheads is an important part of mitigating tidal flooding. The final reading and expected approval will take place at the May 5th Council Meeting. Interested parties may read the revised ordinance on the borough website under the Council Meeting Agenda for 4/21.

SHPOA Citizen of the Year Award - Nominations are Being Accepted! - Homi Kapadia, Vice President; Chair, Nominating Committee



Would you like to nominate someone for SHPOA Citizen of the Year? Here is an opportunity to recognize someone who goes above and beyond for Stone Harbor. To submit your nomination, simply [click here](#) or on the image below to access the form. We look forward to hearing about the people who help make our town so special.

SHPOA Citizen of the Year Award Nominations

The **SHPOA Citizen of the Year** should be a person of integrity, honesty, and fairness, who demonstrates:

- Leadership**
- Community Involvement**
- Having a Positive Impact**
- A Longtime Commitment to Stone Harbor**

Get the SHPOA Citizen of the Year Nominating Form [here](#).

96th Street Bridge Replacement Update by Mayor Tim Carney

🚧 96th Street Bridge Replacement Update 🚧



As Mayor of Stone Harbor, I want to keep our residents, visitors, and boating community informed on the planned timeline for the 96th Street Bridge replacement project.

✅ Fall 2026 – Summer 2027

Construction is expected to begin in Fall 2026, with work taking place outside of the current bridge footprint. Normal bridge operations will continue during this phase.

✅ September 2027 – Spring 2028

The existing span will be removed, creating full vertical clearance for marine traffic, except during limited construction operations.

✅ Summer 2028

A temporary bridge span will be installed to maintain vehicle access through the busy summer season. Larger vessels will have scheduled weekly access coordinated with the contractor and Coast Guard.

✅ Fall 2028 – Spring 2029

Installation of the new bridge span begins, with continued marine access through the channel whenever possible.

✅ Summer 2029

Final testing of the new bridge will take place, with normal openings expected, though occasional delays may occur during system testing.

This long-awaited project will modernize a critical gateway to Stone Harbor while balancing traffic flow, boating access, and summer operations throughout construction.

We will continue to provide updates every step of the way.

96TH STREET BRIDGE REPLACEMENT
BUILDING FOR OUR FUTURE • STONE HARBOR, NJ

A timeline for the replacement of the 96th Street Bridge that balances infrastructure improvements with traffic flow and marine access.

- FALL 2026 – SUMMER 2027**
Construction begins outside of the existing bridge footprint. Normal bridge operations will continue.
- SEPTEMBER 2027 – SPRING 2028**
The existing bascule span will be removed, creating full vertical clearance for marine traffic, except during limited construction operations.
- SUMMER 2028**
A temporary bridge span will be installed to maintain vehicle access through the summer. Larger vessels will have scheduled weekly access coordinated with the contractor and Coast Guard.
- FALL 2028 – SPRING 2029**
Installation of the new bascule span begins, with continued marine access through the channel whenever possible.
- SUMMER 2029**
Final testing of the new bascule bridge will take place. Normal openings expected, with occasional delays during system testing.

THANK YOU for your continued support and patience. We will continue to provide updates every step of the way. For more information, visit stoneharbornj.org or follow us on social media.

Community Effort Shines at Annual Spring Beach Sweep - Heather Stambaugh; Trustee; Chair, Community Engagement Committee



The NJ Spring Beach Sweep, organized by Clean Ocean Action, was conducted on April 11. Nothing provides a better turnout than picture-perfect spring weather! A great turnout of over 50 volunteers worked the entire length of our beaches and dunes. As in the past, most of the debris collected was in the dunes and particularly near beach block construction. It should be noted that Clean Ocean Action discourages cleaning the dunes and we suggested during their on-site visit that this practice be reconsidered given the propensity for dune trash accumulation.





Plastic and construction debris continue to be the primary materials collected. An entire dumpster of trash, along with 2 containers of recyclables were collected, which was notably larger than in recent years. Several items were too large to be removed by our volunteers and were reported to DPW.

A special thanks to SHPOA who managed the event and Public Works for providing supplemental materials for the sweep. This year's event was one of the biggest ever with over 6000 registrants state-wide. We will be back in October.



Wednesday, May 6th, 7:00 pm, "Meet the Candidates." If you are a property owner in Stone Harbor and would like to participate, please pre-register by clicking on https://us06web.zoom.us/webinar/register/WN_j7ZABlmJR1av2snjww2ExA.



Monday, May 25th - Stone Harbor Memorial Day Events. [Click here](#) for a list of times for the parade and other Memorial Day ceremonies.



Saturday, June 13th, 9:00 AM - SHPOA Membership Meeting at the Harbor Square Theater. You can renew your membership [here](#).

Sunday, June 21 - The [Harbor Hustle!](#) Start planning now for this fun 5K run and 1-mile walk to celebrate the start of Summer and all of our dads!



Stay Connected with SHPOA - Scott Jarden, CIO and Chair, Communications & Technology Committee

Are you following SHPOA online? If not, now's the perfect time to stay connected.



We use our Instagram and Facebook platforms to keep property owners informed with timely updates on borough decisions, local issues, community news, and real-time beach conditions. Whether you're in town or away, these channels help you stay engaged with what's happening in Stone Harbor.

Our online activity continues to grow. In the past month alone, we've added new followers across both platforms, and engagement remains strong. In February, our website recorded over ****10,000 views****, with more than ****6,300 visits to the Beach Cam page**** during recent storms—highlighting how valuable these tools are, especially during changing conditions.

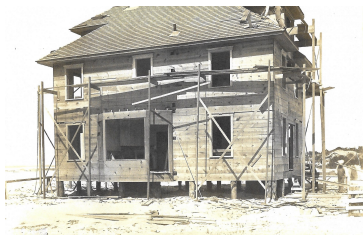
Following SHPOA ensures you won't miss important updates, helpful information, or opportunities to stay involved with the community. The links at the bottom of this communication will help you follow us.



Historical Stone Harbor - Courtesy of Stone Harbor Museum

Each month, we bring you a memory from the past, courtesy of the Stone Harbor Museum.





BACK IN TIME - The Hunsicker Cottage

Featured is another one of the early structures built in Stone Harbor. Here we see the two and a half story classic cedar-shingled Hunsicker Cottage in various stages of construction circa 1910. This cottage was located near the ocean at 9031 Second Avenue or at the northwest corner of 91st Street and Second Avenue. Occupying lots 77 and 78, block 91, this large house had 10 rooms and a bath. There were 4 bedrooms, an attic and as you can readily see in the final image, a wide wrap-around porch. Apparently this cottage included a separate garage not shown in these photographic images. Interestingly, an advertisement just a few years later in 1914 stated that this very cottage could be rented for the entire summer season from June 1 to September 1 for \$1,000. We also discovered that this entire property was available for sale in 1914 for the price of \$7,000.

The first image shown above in sepia or brownish tint shows the scaffolding around a partially completed house with wood framing, spaces for windows and final touches being made on the nearly completed shingled roof. Two interesting things can be observed: (1) see the carpenter/roofer up on the front attic corner placing the few remaining roofing shingles and (2) notice atop the roof near the rear of the building is a relatively small empty space or a gap in the roof line where the brick chimney will be built. There is still considerable exterior work that needs to be done before work can begin in earnest on the interior portion of the house.

The second image that I selectively decided to include in this trio of photos has been as you can see altered and "colorized" by AI or an artificial intelligence program. Use of such an AI tool can serve to really enhance the overall appeal and detail of such vintage photographs. Look carefully at the color photo and enhance or magnify this image if you can to better see some important details revealed in this view. The Hunsicker house appears to be nearing completion with major infrastructure work going on in the foreground. Laborers performing back breaking work are hand digging with shovels a long trench to accommodate the placement of sanitary sewer pipes which you can see on the right in this scene. Horses pulling buggies and wagons as shown here were common sights during this time. Looking north and in the distant center background, you might be able to see just one other house that was built along Second Avenue. Two more discernible features remain to be pointed out to readers/viewers in this photo. There are the electric utility poles running along Second Avenue and more notably, there is the railroad with a goodly number of box cars with construction materials and so forth situated also along Second Avenue in the center of this impressive scene.

The third and final image, also in the original sepia brown tone, shows the Hunsicker Cottage just about finished. Of course the area or land around the house needs attention but the windows have all been installed and the chimney finished, the exterior cedar wooden shingles have also been put in place, the expansive outside porch railing with many supporting balusters and columns along with the lattice-work around the open areas under the house have all been completed. Essentially all that remains or is needed

might be the hand-railings for the front and rear porch steps along with nice landscaping and decorative flower beds.

It is my hope that you, the borough's current property owners, enjoy these accounts featuring some seldom ever seen photos of early houses and projects in Stone Harbor along with the "colorized" photos being included with each account.

The Museum is at 9410 2nd Avenue and can be found online at www.stoneharbormuseum.org. Please be sure to see Harlan's History which can be found at <https://www.stoneharbormuseum.org/harlanshistory/> and also consider donating to the Stone Harbor Museum at <https://stoneharbormuseum.org/donations/>.

Contemporary Stone Harbor

- Scott Jarden, CIO and Chair, Communications & Technology Committee



Each month we bring you a recent photo of interest from around Stone Harbor.



Now that winter is over I was glad I got a cord of wood in January

Media Buzz - Read about Stone Harbor resident and Shells of Hope Founder, Grace Martin. SHPOA's Harbor Hustle supports Pediatric Cancer through Shells of Hope. [Click here](#) or on the image to learn more about Grace's journey and [Shells of Hope](#) and run for a reason.

And, the Stone Harbor 2026 Budget Plan Calls for Higher Taxes. [Click here](#) or on the image to view the entire article.

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THE HERALD


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COMMUNITY | APRIL 27, 2026

A Teenage Brain Cancer Survivor is Fighting for More, and Better, Pediatric Research

Inspired by 17-year-old Grace Martin's brain cancer battle, Shells of Hope raises funds in Cape May County for pediatric brain tumor research, family support and survivor scholarships.

Karen Knight



Grace Martin now is battling a second round of brain cancer, having had surgery and treatment at CHOP. Here with her brother Billy, she is hopeful the community will support Shells of Hope Inc., an organization founded to help others in similar situations.

When your 17-year-old daughter is diagnosed with brain cancer, you're likely to research all you can to learn about the disease to better understand what lies ahead.

When Grace Martin, a Stone Harbor summer resident, was diagnosed in 2023 with a brain tumor, she and her family not only researched all they could, but learned that only 4% of U.S. government cancer research funding is allocated to pediatric cancers.

The family sees this as a wrong that needs to be corrected.

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LOCAL LIVING
Healthy Living
Home & Garden
Property Transfer
Real Estate & Finance
Benchmarks

A property assessed at \$1 million will pay \$145 more per year for municipal purposes under the proposed rate.

Vince Conti
Senior Reporter



Stone Harbor Borough Hall. File photo

STONE HARBOR - The Borough Council has introduced a 2026 budget that calls for a 4.3% increase in the local purpose tax.

The tax rate is one and a half cent higher than in 2025, moving from \$0.335 to \$0.350 per \$100 of assessed value. The owner of a property assessed at \$1 million will pay \$145 more per year under the proposed rate.

After much public discussion of the need to find ways for the budget to come under the limits imposed by the state appropriations cap, the proposed budget managed to come in \$238,092 under the cap, almost \$34,000 better than in 2025.

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- NEWS 14 \$5M Stat Shooting
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For copyright reasons, we are only providing links to the introductory part of each article. Access to the full text of the articles requires a subscription to the Cape May County Herald, which can be obtained at [digital subscription](#).

Member's Buzz

In this section we will periodically select some of your comments and perspectives to share with our broader membership. Please feel free to send them for consideration in future issues of *The SHPOA Beach Buzz* by writing to BeachBuzz@StoneHarborPOA.org.



SHPOA Help Line

SHPOA is pleased to provide our members with a Help Line to identify the best person at the Borough to provide assistance with any issue you might be dealing with. As you know, Borough Administration has overall responsibility for operations with oversight by the Borough Council. If you do need assistance, please reach out to us at help@StoneHarborPOA.org. We look forward to helping our members wherever possible.



SHPOA's Beach Cams and other local webcams

SHPOA's site with two beach cams and embedded weather, tide, and water temperature information can be found 24 x 7 at StoneHarborPOA.org/beachcams. There is a simple form that needs to be filled out once, after which you can bookmark the site and access the beach cams whenever you'd like.



Other local webcams of interest not being run by SHPOA include:

- [Stone Harbor Yacht Club Baycam](#)
- [Stone Harbor Fire Department's 96th Street Webcam](#)
- [The Reeds at Stone Harbor Webcam](#), courtesy of Fox29

If there are other local webcams that you are aware of and recommend for inclusion on this list, please contact us at Contact@StoneHarborPOA.org.

Calendar of Events

Please go to our website to view our Events Calendar at <https://www.stoneharborpoa.org/#calendar>, which we will continue to update. If you know of an event that is not listed there, please let us know!



A SHPOA Membership Benefit

We are thrilled to announce a SHPOA member benefit that supports our mission of informing you of what's happening in and around town. Our friends at the Cape May County Herald are offering *SHPOA members only* an exclusive discount for Herald subscriptions -- **25% OFF with code "SHPOA"** -- and they are also providing your association with advertising space in print and online for us to promote the association and the initiatives important to our members. We hope you will consider supporting the Herald and the local journalism which got its start right here on Seven Mile Island. Click here to see recent [coverage of Stone Harbor](#). To subscribe and use the discount, please click on <https://capemaycountyherald.com/subscribe/> and use promo code "SHPOA" at checkout to claim your 25% discount. Only valid for new subscribers.



The Beach Buzz editorial team: Janis Oeschger, Homi Kapadia, Scott Jarden, Cynthia Burton, Ted Kestner, Phyllis Moore, and Heidi Yacker.