



May 2026

President's Message - Chris Yates, President

I hope you had a meaningful Memorial Day as we remembered that day and every day the sacrifices men and women have made on our behalf for 250 years.



The early kickoff to summer was a bit frigid — I cracked under household pressure and turned on the heat. In May! But today is warmer, and for those lucky enough to be spending the week here, it will be nice.

We are working on our spring meeting, June 13, and I think it will be one of the most valuable programs we have offered. We will do a deep dive on the far-reaching REAL Act, a New Jersey law that has profound implications for housing construction on shore communities, beach management, insurance rates, and many other issues facing Stone Harbor property owners and local governments. We will also update you on beach replenishment and funding sources in the context of federal and state spending constraints. You will also get to see and hear about the breadth of the work SHPOA is doing on these topics. It will be highly informative and give you the chance to ask questions of experts. I hope you can join us.

I'd also like to thank everyone who joined the live council candidate forum with Councilman Ken Biddick earlier in the month. Mr. Biddick answered many questions and provided a lot of insight into the work he's been doing. We appreciate his willingness to engage within our members. We were disappointed the other candidate declined to participate but we hope to do this again in the fall with both candidates.

SHPOA Spring Meeting — Open to All Property Owners

Join us on Saturday, June 13 at 9:00 AM for SHPOA's Spring Membership Meeting — an informative morning featuring two outstanding local experts discussing issues that directly impact Stone Harbor property owners.

Topics include:

- An in-depth look at the REAL Act and what it means for property owners
- Insight and updates on beach restoration in Stone Harbor



For the first time, this meeting is open to **ALL Stone Harbor property owners** — SHPOA membership is not required to attend. Please help spread the word to friends and neighbors who may be interested. Non-members are asked to pre-register here: [SHPOA Spring Meeting Registration](#)

Lace Up for a Cause! - Heather Stambaugh; Trustee; Chair, Community Engagement Committee



The **Harbor Hustle** is only 3 weeks away! Discounted pricing ends 5/30. 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.



Register by June 1 to guarantee your shirt size.

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**—including a Weber gas grill from Seashore ACE, a golf outing for 4 @ the Shore Club, bay fishing for 4 on the Avalon Lady, ocean fishing for 4 on Miss Avalon, a Springer's gift certificate and dinner gift certificates at some of Stone Harbor's best restaurants including La Portena, 96th Street Grill, Quahogs, and Luciano's.



Start your summer with purpose, community, and a lot of fun. Run, raise, and celebrate—all while making a difference. (And maybe win a great gift for dad!)

Could You Be SHPOA's Next Trustee? - Homi Kapadia, Vice President; Chair, Nominating Committee



If you love Stone Harbor, are a property owner, and would like additional information about becoming a Trustee, [click here](#) or on the image below to find out more.

SHPOA Needs YOU!

Do you love Stone Harbor?

- Want to help keep our town **The Seashore at its Best?**
- Join a team of dedicated neighbors who give their time and ideas to all things Stone Harbor.

Consider becoming a SHPOA Trustee

We look forward to hearing from you!
StoneHarborPOA.org/nominations

Meet and Greet with Ken Biddick, Council Member and Candidate for Reelection - Jeff

Serfass, Trustee; Member, Borough Engagement Committee



On May 6th, SHPOA held a Meet and Greet with Council member and candidate for reelection, Ken Biddick. Questions were submitted by SHPOA and event participants. It was a very open and informative discussion with useful information for all Stone Harbor residents and property owners. Please [click here](#) to view the recorded event. SHPOA also welcomes [feedback](#) on whether you would like to see more programs like this in the future, either with Councilmembers or focused on issues important to Stone Harbor.



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. Nominations should be in by July 31st.

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](#).

Memorial Day Parade - Heather Stambaugh; Trustee; Chair, Community Engagement Committee



SHPOA was proudly represented in the Memorial Day Parade on Monday, May 25, as they marched down 3rd Avenue to 96th Street and on to the Civic Center where the Memorial Day Remembrance Ceremony was held. Trustees and volunteers enjoyed walking in the parade and handing out flags to spectators along the route. As one trustee shared, "It's wonderful to be an integral part of the fabric of this community."



[Join or renew your SHPOA membership](#), or encourage a neighbor to do the same, and become part of the Stone Harbor community we all cherish so deeply.



Saturday, June 13th, 9:00 AM - SHPOA Membership Meeting at the Harbor Square Theater. Bring a Friend - Open to ALL Stone Harbor Property owners! 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!





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 MEDITERRANEAN COTTAGE"

Depicted here are 3 photographic images featuring early construction work being conducted at Stone Harbor, N. J. Our attention focuses on a rather unique and interesting grand cottage built around 1907. Drawing inspiration from Italian and Spanish villas, this particular Mediterranean style large cottage was defined by several basic characteristics: stucco walls, low-pitched red clay tile roofs, and an emphasis on indoor-outdoor living through courtyards, patios, balconies, arches and large windows just to name a few. Before long this cottage built by Charles R. Hall became known as the "Stucco Cottage".

The first image appears in natural sepia or brownish tone typical of many photographs of that era. Cast your gaze to the house that is visible in the upper left-hand corner of this photo. It appears the newly completed so-called "Stucco Cottage" will soon be habitable. In the foreground one sees the workmen in the process of building some of the important infrastructural features along First Avenue. The laborers are progressing southward with their work project and the viewer is looking in a northerly direction with the beach and ocean not quite visible on the right.

The next image is the same photo as shown initially except it has been enhanced, magnified and colorized by an AI or an artificial intelligence program. This particular adapted view enables us to see and even appreciate more of the many details that are revealed including some in the background. AI has taken the liberty to introduce colors as well as a lovely skyscape to its rendering. For the record, the Hall house located at 91st and First Avenue was situated on an oversized lot 110-by-110. A few years later the cottage was advertised by the South Jersey Realty Company as the Warrington Stucco Cottage having 14 rooms (8 of which were bedrooms) and a bath. Included was something not seen before: an unattached private garage. In the summer of 1914, this stucco cottage, fully furnished with all conveniences, was available for rent for \$1,000 from June to November. The following year in 1915, this furnished cottage was available from June 1st to September 30th for \$750.

As for the third photo, also colorized and AI enhanced, several structures are plainly visible looking in the

distant background. To the north we begin with identifying the Hall cottage with its very tall flagpole (without a flag) and garage on the far left at 91st. Next there is the residence of G. Franklin Davis on the corner of First Avenue and 90th Street. Several blocks further north is the Reese Risley "Hydrangea" cottage at 84th and First along with the Harbor Inn at 83rd Street. The northernmost structure is the William Schuck boarding house at 83rd and First. Then crossing First Avenue and moving southward we can see just 2 more buildings. A pointed cupola stands atop of the bathhouse and pavilion on the beach and lastly on the far right edge of this image is just the Herbolt cottage at 88th and First. Close examination reveals that work on the August Juergens cottage has yet to get underway.

As you can see there are many sewer pipes lined up and arranged for placement and the newly installed sidewalk runs prominently off into the distance. First Avenue appears at this time waiting to be leveled and graveled.

It is this writer's intent to continue featuring Stone Harbor's early development by presenting and describing more of the earliest structures and projects.

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.



Welcome back, we missed you...

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://www.cape-may-county.com/subscribe/> and use promo code "SHPOA" at the checkout to claim your



on <https://capemaycountyneraid.com/subscribe/> and use promo code "SHPUA" 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.
