

**MINUTES OF THE WORK SESSION
STONE HARBOR PLANNING BOARD**

December 14, 2015

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Mr. Hand, who stated that all requirements of the "Open Public Meetings Act of 1975" had been met with the Press of Atlantic City having been notified of the Board's schedule for 2015 on December 20, 2014, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

ROLL CALL:

Members Present:

Thomas Hand, Chairman
Mayor Suzanne M. Walters
Jill Gougher
Wayne Conrad, Vice-Chairman
Robert D. Bickford, Jr.
Perry Conte

Board Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Alternates:

Zoning Officer:

Joanne Mascia

Members Not Present:

Al Carusi
David Coskey, Jr. (Alternate)
Lynne Dubler (Alternate)

Everyone present stood for the Pledge of Allegiance followed by a moment of silence for Councilman Board Member Al Carusi, who passed away on December 8, 2015.

Discussion of the Stone Harbor Motel LLC Application

Attorney Vincent LaManna stated he was appearing on behalf of the Applicant, Mr. Bridgeman. Mr. Catanese administered the oath to Mr. Bridgeman. Mr. Bridgeman stated his name and address, 9310 Second Avenue, Stone Harbor, New Jersey, for the record. Mr. Bridgeman advised Board members that he was the Applicant and principal for Stone Harbor Motel LLC and also principal owner of the neighboring parcel, Stone Harbor Cottage, LLC. He advised that Stone Harbor Motel was purchased in 2012 and subsequently, a decision was made to do a major overhaul to the property and upgrade the Motel to extend the pre and post seasons. Mr. Hand asked if any Board members had questions for Mr. Bridgeman. No one spoke.

Next, Mr. LaManna called Mr. Blackman to give testimony and Mr. Catanese administered the oath. Mr. Blackman stated his name and address with the firm of Oliveri, Shousky and Kiss, Architects and Land Planners, 17 W. Knight Avenue, Suite 200, Collingswood, New Jersey, and also at 9616 Second Avenue, Stone Harbor, for the record. Mr. Blackman gave testimony regarding the proposed plans for the Stone Harbor Motel, LLC to comply with all aspects of the Stone Harbor Ordinance.

Mr. Catanese stated that Planning Board members would be voting on four aspects of the Application; Conditional Use, C1 hardship variance, C2 balancing variance and Site Plan Approval. All four votes were taken individually by roll call. All members present were in favor and voted aye.

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Approval of November 9, 2015 Meeting Minutes

Mr. Hand requested a Motion to approve the Minutes. Mr. Conrad made the Motion and Mr. Conte seconded. All members present were in favor and stated aye.

Discussion and approval to change the time of Planning Board Regular Meetings

Mr. Hand said a vote would be taken regarding future Planning Board Regular Meetings. Beginning in January, 2016, meetings will be held at 4:30 p.m. as opposed to the currently posted time of 7:00 p.m. A vote was taken by roll call. All members present were in favor and voted aye.

Public Session

No one spoke. Public Session closed.

Adjournment

Having no further business, Mr. Hand called for a Motion to adjourn the meeting. Mayor Walters seconded the Motion. All members present were in favor and stated aye.

APPROVED: January 11, 2016

ATTESTED: Diane Frangiose
Diane Frangiose, Secretary Stone Harbor Planning Board