

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

March 14, 2016

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 2016 on December 18, 2015, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

ROLL CALL:

Members Present:

Mayor Suzanne Walters
Jill Gougher
Thomas Hand, Chairman
Robert D. Bickford, Jr.
Wayne Conrad, Vice-Chair
Perry Conte
Lynne Dubler (Alternate)

Board Solicitor

Andrew Catanese

Board Secretary

Diane Frangiose

Zoning Officer

Joanne Mascia

Members Not Present:

Mantura M. Gallagher

Approval of January 11, 2016 Minutes

Motion by Mrs. Gougher to approve the meeting minutes for January 11, 2016. Seconded by Mr. Bickford. No further discussion took place. Roll call was taken for members present at the January 11, 2016 meeting. Affirmative votes: Mr. Bickford, Mr. Conrad, Mrs. Gougher, Mayor Walters and Mr. Hand.

2016 Budget Discussion

Mrs. Gougher led a discussion regarding the review of the Planning Board's 2016 Budget account status and a detailed expenses printout. Copies of the Budget presented to Mayor and Council were provided to Board members. The Budget is scheduled to be approved at the first Council meeting in April. Mrs. Gougher stated the Budget is the same as the prior year, and the main concern for the Planning Board is the amount allocated for professional fees. For 2016, there is \$21,870.00, which includes the Solicitor fees and any Planning expenses.

Mr. Conte asked for information regarding the breakout for the Solicitor and the Planners. Mrs. Gougher said it is included in the total on the documents being reviewed. Mr. Bickford said he added the numbers for the checks to Heyer, Gruel on page 3 and the amount is \$12,500.

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2016 Budget Discussion (continued)

Mr. Catanese said the challenge is really about the projects the Board dives into. Mayor Walters stated that Mrs. Gallagher had brought up a topic at the last Council meeting regarding the Master Plan, questioning if the Borough had one and when was the last time it was reviewed. The Mayor said she had told Mrs. Gallagher yes, the Borough has a Master Plan. Mr. Catanese said re-examination of the Master Plan is every 10 years. Mr. Conte asked as the Board gets closer to the exploration of the Master Plan, does the Board then ask for more funds at that time? Mrs. Gougher said yes, the Board would have to. Mr. Catanese reminded the Board that it is a two-step process, the actual Master Plan and the preparation of that document and then implementing it into the Zoning Ordinance.

Discussion of Street Side Weekday Dining

Mr. Conrad said he had contacted Susan Gruel to ask her to look at what other communities, particularly tourist oriented communities were doing both in terms of the pros and cons of sidewalk dining. Mr. Conrad said he told Ms. Gruel the Board was not looking for anything extensive but based on her experience and what she knows of other communities, the Board would like to have insight on the issue. Ms. Gruel said she would be willing to do that and would have something to tell the Board by their next meeting.

Mr. Conte said he recalled the Board discussing this topic a few times in the past with the Planners and that it came across as very positive, however, he recalls that Mrs. Mascia was opposed to the idea, and since she is not at tonight's meeting, the Board should speak to her about it again to find out why she felt it was not possible. Mr. Conte further stated that the concept does work in other communities but it could be that sidewalks in the Borough are not wide enough. Mr. Conrad said he understands that and is sympathetic to that, however, he has been in places where there are narrower sidewalks than Stone Harbor's. The driving force behind doing it on weekdays is because there wouldn't be a lot of pedestrian traffic. Mr. Catanese said that where the tables would be in the public right-of-way, it would be under Municipal jurisdiction and on the County road, it is under County jurisdiction. The second part of it is what additional controls can be put on it and in Cape May for example, on the Mall, where you see a series of outdoor dining areas all with the same black fence and all with the same green awning, it's because it is out on the public right-of-way and not on the shop owner's property; it allowed the City to create Rules & Standards that created a continuity and a consistency and a look that the town controls.

Mr. Conrad stated he is for the idea but does the public right-of-way also imply public space that either the County or Borough would assume potential liability insurance for? Mr. Catanese said one of the conditions would be an insurance requirement at a specified amount with additional insured language. It is basically an encroachment or use agreement that would be picked up at the County or Municipal level. Mr. Conrad said he told Ms. Gruel he would get back to her after this discussion and he will mention that issue to her. Mr. Bickford stated he felt that Mr. Catanese had it exactly right, it's a condition to availing of the use needed to provide the insurance and name the Borough as an additional insured. Mrs. Gougher said the Board has to authorize Ms.

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Discussion of Street Side Weekday Dining (continued)

Gruel to do the work. Mr. Catanese agreed. Mr. Conte said that he believes Naples has an Ordinance on line for street side dining and the tables on the sidewalk does add business for the business owner. He stated he would get information on how it's done in Naples and the Board can look at it to see how they do it. He further stated he knows that it works in Naples. Mr. Hand said most people want to sit outside and that it is the most requested seats. Mr. Conte said he remembers that owners voiced concern about awnings on Third Avenue and the County not wanting them over their sidewalk. Mr. Conrad said the awnings can be separated out from the tables and they should not be a problem. He asked the Board how they should move forward on this and Mr. Hand said a Committee should be formed to take a look at it before spending any money with Heyer, Gruel. Mrs. Gougher agreed. Mr. Conte also agreed and said he would go back to his records and find the Ordinance for Naples to share with the Board to see what that community is doing. Mr. Hand asked for volunteers to serve on the Committee with him. Messrs. Conrad and Conte said they would do it. They agreed to meet to discuss the topic before asking Heyer, Gruel for their opinions.

Board Discussion

No one spoke.

Public Comment

No one spoke. Public Session Closed.

Adjournment

Having no further business at hand Mr. Bickford called for a motion to adjourn the meeting. Mr. Conrad seconded the motion.

APPROVED: June 13, 2016

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