

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

April 13, 2015

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Mr. Conrad, 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:

Mayor Suzanne M. Walters
Wayne Conrad, Vice-Chair
Robert D. Bickford, Jr.
Al Carusi

Board Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Alternates:

Lynne Dubler

Zoning Officer:

Joanne Mascia

Members Not Present:

Jill Gougher
Thomas Hand, Chairman
David Coskey, Jr.
Perry Conte

Approval of March 9, 2015 Minutes

Motion by Mr. Conrad to admit the meeting minutes. Seconded by Mr. Bickford. Affirmative votes: Mr. Bickford, Mr. Conrad, Ms. Dubler, and Mayor Walters. Abstained from voting because they were not present at the last meeting: Al Carusi, David Coskey, and Jill Gougher.

Approval of May 12, 2014 Minutes

Motion by Mayor Walters to admit the meeting minutes. Seconded by Mr. Bickford. Affirmative votes: Mr. Bickford, Mr. Conrad, and Mayor Walters. Abstained from voting because they were not present at the meeting: Al Carusi, David Coskey, Lynne Dubler and Jill Gougher.

Approval of June 9, 2014 Minutes

Motion by Mr. Carusi to admit the meeting minutes. So moved by Mr. Bickford and seconded by Mr. Conrad. Affirmative votes: Mr. Bickford, and Mr. Conrad. Abstained from voting because they were not present at the meeting: Al Carusi, David Coskey, Lynne Dubler and Mayor Suzanne Walters.

**MINUTES OF THE REGULAR SESSION
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Approval of July 14, 2014 Minutes

Motion by Mayor Walters to admit the meeting minutes. Seconded by Mr. Bickford. Affirmative votes: Mr. Bickford, Mr. Conrad and Mayor Walters. Abstained from voting because they were not present at the meeting: Al Carusi, David Coskey, and Lynne Dubler.

Old Business

Mr. Conrad led a discussion regarding the Hotel/Motel District initiative. He stated Stone Harbor would be well served to have an array of motels that represent various pricing structures. Mayor Walters said parking is a major issue along with height and concern for the residential houses in the neighborhoods that are already established. Mr. Bickford said he endorses and supports what Mr. Conrad stated about a cross-section of price points and that there are things that can be done to relax the parking requirements and create an economic environment that inspires people to make an investment into the product which is in the interest of the community.

Mr. Bickford asked where the Board stands on the Waterfront Business District proposal. Mr. Carusi said the majority of Council are in agreement with the proposal and a suggestion was made that Mr. Catanese speak to two that are not. Mr. Catanese stated that he spoke to Jill Gougher about it and a meeting is going to be scheduled. Mr. Conrad asked if a majority vote is needed and Mayor Walters stated yes, however, they would like to make sure that everyone is informed on what they are voting on so they have an opportunity to vote accordingly. The public has not been opposed to the proposal.

New Business

Mr. Conrad said that he had a conversation with Susan of Heyer, Gruel and she inquired about the Planning Board's possible interest in having Heyer, Gruel provide updates and their perspectives concerning the Affordable Housing initiative. Mayor Walters stated that currently, the Court has ruled that the Council on Affordable Housing will have every case go before a Judge; the Court ruled last week that towns can keep their funds and do not have to return them to the State and there currently is a discussion that a building could be erected above a business and not provide parking with Deed restrictions for about 20 years. Additionally, the Mayor stated that the incentive would be a cash incentive with funds that have been collected but no one has come forward yet to say they are interested. There was a time that a Municipality could give its funds to another town to build affordable housing but the legislature voted against it about five years ago.

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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. Mayor Walters seconded the motion. All members present were in favor and stated aye.

APPROVED: May 11, 2015

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