

MINUTES OF THE REGULAR SESSION  
STONE HARBOR PLANNING BOARD

March 10, 2014

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.

**ROLL CALL:**

Planning Members Present

Wayne Conrad

Jill Gougher

Perry Conte

Joselyn O. Rich

Robert D. Bickford, Jr.

Alternate Present

Julian Miraglia

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Zoning Officer

Joanne Mascia

Board Member Absent

Thomas Hand

Mayor Suzanne Walters

**Approve Minutes**

**Motion by Mr. Miraglia and seconded by Mr. Bickford to approve the minutes of the February 10, 2014 session.**

Affirmative votes: Mr. Conrad, Mrs. Rich, Mr. Bickford, Mrs. Gougher and Mr. Miraglia.

**Professional Planners**

**Motion by Mr. Miraglia and seconded by Mr. Conte to approve a Professional Services Contract for Heyer Gruel & Associates as the Planning Board Professional Planners.**

Affirmative votes: Mr. Conrad, Mr. Conte, Mrs. Rich, Mr. Bickford, Mrs. Gougher and Mr. Miraglia

**Motion by Mr. Miraglia and seconded by Mrs. Gougher to approve Resolution 2014-002 for Heyer Gruel & Associates 2014 Professional Services Contract.**

Affirmative votes: Mr. Conrad, Mr. Conte, Mrs. Rich, Mr. Bickford, Mrs. Gougher and Mr. Miraglia.

**RESOLUTION NO. 2014-002**

**WHEREAS**, the Planning Board of the Borough of Stone Harbor, Cape May County, New Jersey, is a contracting unit as defined by the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq; and

**WHEREAS**, there exists a need for professional planning services for the Planning Board’s business from time to time, which services are professional services as defined in N.J.S.A. 40A:11-2; and

**WHEREAS**, funds are available for this purpose; and

**WHEREAS**, the Local Public Contract Law requires that a Resolution authorizing the award of a contract for “Professional Services” without competitive bids shall be publicly advertised.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Stone Harbor, Cape May County, New Jersey, as follows:

1. The Chairperson and Secretary of the Planning Board are hereby authorized and directed to enter into an agreement with Heyer, Gruel & Associates for the performance of professional planning services, for the calendar year 2014 as set forth on the attached EXHIBIT A.

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2. This contract will be awarded without competitive bidding as a “professional service” under the provisions of the Local Public Contracts Law because it is a contract for services performed by a person authorized by law to practice a recognized profession and that it was not possible to obtain competitive bids.

3. A copy of this Resolution shall be published in the Borough’s official newspaper, as required by law, within ten (10) days of its passage.

4. A copy of the Resolution and any contract pursuant hereto are on file and available for public inspection in the Office of the Clerk of the Borough of Stone Harbor.

**BOARD DISCUSSION**

**Generators**

Mr. Miraglia submitted a list from a homeowners association that he belongs to for the Board’s consideration. It gave permitted areas for generator placement including required landscaping, color and type of fuel (propane). Mr. Catanese also submitted research, performed by Dan Reeves, an associate in his legal firm for the Board to review. Mr. Reeves reviewed six municipal generator ordinances. Mr. Catanese noted a few areas of what may be of interest to the Stone Harbor Planning Board including physical dimensions of a unit, location in relationship to a property, provisions for maintenance operations and the number of allowable kilowatts and decibel levels and fuel types. Propane tanks would not be recommended as they would have to remain above ground. These are all areas that have been discussed at prior Board meetings. Mr. Catanese feels the Board should also consider landscape screening & buffering plans which could segue into covering other types of mechanicals in setback areas. Definitions for portable and permanent generators should be included by the committee. Placement outside of setback areas should be encouraged if the property space allows for it. Eventual regulations may be different for existing homes versus new construction.

Mrs. Mascia reminded the Board that many areas of this discussion will be governed by the requirements of the Uniform Construction Code, Fire Codes and flood zone regulations.

Mrs. Mascia and Fire Code Official Ray Poudrier will meet and devise a draft of standards for the Board to review. They will then present their findings to the Planning Board at their May 12, 2014 meeting.

**OLD BUSINESS**

**Parking**

Board members continued their ongoing discussions on parking for hotel/motels and the downtown business district. No conclusions have been reached. Mrs. Gougher is to contact Heyer & Gruel for their professional opinions. Parking needs will continue to be discussed at the committee level and at future board meetings before anything is sent to the Borough Council for their approval.

**Waterfront Business District**

The committee has not presented their findings to the Board as of this date.

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**NEW BUSINESS**

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None

**Public Comment**

No one spoke. Public Session Closed.

**ADJOURNMENT**

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

A motion to adjourn the meeting by Mrs. Gougher and seconded by Mrs. Rich. All members present voted in the affirmative.

APPROVED: May 12, 2014

ATTESTED: \_\_\_\_\_  
Patricia H. Wagner, Secretary Stone Harbor Planning Board