

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

**October 17th, 2022**

**4:30 p.m.**

**CALL TO ORDER:**

The meeting was called to order by Mr. Bickford, 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 2022 on December 17, 2021, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

**SALUTE TO THE FLAG**

**ROLL CALL**

**Members Present:**

Robert D. Bickford Jr., Chairman  
Tim Clay (Alternate I)  
Wayne Conrad, Vice-Chair  
Mayor Judy Davies-Dunhour  
Kevin Fischer  
Jennifer Gensemer, Councilmember  
Sandy Slabik  
Frank Vault

**Members Not Present:**

**Solicitor:**

Paul J. Baldini

**Board Secretary:**

Kate McGonagle

**Zoning Officer:**

Ray Poudrier

**Engineers/Planners:**

Kates Schneider  
Engineering, LLC

**Approval of September 12th, 2022 Meeting Minutes**

The Board considered the minutes for the September 12th, 2022 meeting. A Motion to approve the minutes was made by Dr. Slabik and seconded by Mayor Davies-Dunhour. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

***Old Business***

**Overlay Zone Update**

Mr. Kates informed the Board that he completed the draft for the Overlay Zone. The draft is in the process of being reviewed by Mr. Poudrier and Mr. Baldini. Mr. Bickford asked Mr. Poudrier for an update on the fencing regulations previously discussed by the Board. Mr. Poudrier explained the updated fencing regulations are included in the drafted Overlay Zone ordinance. Mr. Poudrier noted fencing requirements will be regulated by building code standards. Mr. Poudrier gave examples of issues that could or have occurred under the current fencing standards.

**Plan Endorsement Plan**

Mr. Kates told the Board that he had recently heard from Megan Wren of the NJ Office of Planning Advocacy. Ms. Wren relayed the plan is still waiting for final review from the NJDEP.

### Valet Parking

The Board revisited the topic of valet parking in the business district of the Borough. The highlights and challenges of valet parking on 96<sup>th</sup> Street were thoroughly discussed. Various locations for valet parking were considered. Mayor Davies-Dunhour reminded members that the meters at the beach lot on 96<sup>th</sup> Street (behind the Beach Patrol Building) turn off at 5pm in the summer. Members agreed that drivers may not be aware of the free parking after 5pm. The Board agreed if drivers were more aware of this fact, perhaps there would not be a need for valet parking.

### ***New Business***

Mr. Bickford asked members of the Board if there were any new items of business to be discussed. There was none.

### Public Comment

Mr. Bickford opened Public Comment.

Mrs. Bernadette Parzych of 9925 Sunset Drive took to public comment to address the width of lots that developers are buying and subdividing. Mrs. Parzych noted that although the developers are looking to subdivide properties, she believes the users of the properties are looking to consolidate properties, not subdivide them. Mrs. Parzych gave examples of lots that have been purchased for the purpose of building one dwelling on multiple lots. Mrs. Parzych suggested adjusting setback requirements for lots of different sizes in an effort to create less density between properties and create more open space. Mrs. Parzych asked the Board to continue considering revising setback standards.

Mrs. Susan Rose of X-2 Linden Lane used the Zoom platform to participate in public comment. Mrs. Rose proposed Linden Lane be excluded from Zone D due to the diverse dynamics between Linden Lane and the Court properties. Chairman Bickford suggested Mr. & Mrs. Rose work with Mr. Poudrier and Mr. Kates about their ideas and concerns. Mr. Kates explained that he and Mr. Poudrier will begin highlighting the differences between Linden Lane and the Courts and then bring their findings to the Board. Mr. Kates further explained that if substantial information is found, Linden Lane may be able to be considered a separate entity. If this were the case, the Board could redraft the ordinance to incorporate the changes for Linden Lane.

Ms. Lisa Wetzler of X-8 Linden Lane took to public comment on the Zoom platform to reiterate Mrs. Rose's comment. Some points Ms. Wetzler mentioned were: Linden Lane is less dense and there are only a limited number of homes on Linden Lane that have a need for additional space for essential purposes such as utility needs.

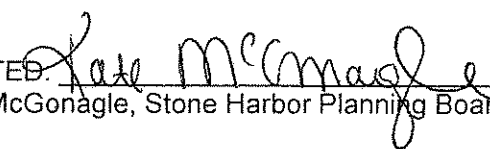
Mr. Geoffrey Woolery of 217 110<sup>th</sup> Street took to Zoom to address the Board during public comment. Mr. Woolery also voiced that there is a need for retaining open space in the Borough. Mr. Woolery stated that he found it ironic that the ordinance limits living space to 25% on properties, but are able to build accessory structures and other inhabitable aesthetics that take up space. Mr. Woolery also mentioned his support of the comments that have been made by Ms. Casper and Mrs. Parzych over the last several meetings.

### Adjournment

Having no further business, Mr. Bickford called for a Motion to adjourn the meeting. Mayor Davies-Dunhour made the Motion and Mr. Conrad seconded.

APPROVED: November 7th, 2022

ATTESTED:

  
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Kate McGonagle, Stone Harbor Planning Board Secretary