

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

November 7th, 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
Jennifer Gensemer, Councilmember
Sandy Slabik
Frank Vaul

Members Not Present:

Kevin Fischer

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of October 17th, 2022 Meeting Minutes

The Board considered the minutes for the October 17th, 2022 meeting. A Motion to approve the minutes was made by Mayor Davies-Dunhour and seconded by Dr. Slabik. 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, and the proposed ordinance was being reviewed by fellow professionals. One suggestion received for the ordinance was to limit the regulation on stairs in the retaining wall at the front of properties or incorporate handicap access. Mr. Kates recommended limiting the width of the stairs to 25% which is consistent with the current requirement of stairs accessing a dwelling. Mr. Kates explained the ordinance would only apply to the stairs/ terrace at the retaining wall. Mr. Kates noted driveways could provide handicap access and would result in less area that needed to be brought to grade once the streets are elevated. Mr. Kates agreed to provide a visual diagram and final draft to the Board once corrections and/or additions to the draft are complete. Another recommendation received was to incorporate language mandating trashcans be accessible from the driveway.

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.

Courts Review

Mr. Kates informed the Board that he reviewed the Courts for differences between Linden Lane and all other Court properties. He reported that there are fifteen homes fronting Linden Lane with the smallest lot being 925 square-feet. Mr. Kates included seven of the fifteen lots fall into the 925 square-foot range. The largest lot on Linden Lane is 2,775 square-feet. Lot area of greater size on Linden Lane are attributed to dwellings built on consolidated lots, or approved subdivisions with lots on 85th Street. The average lot size of properties on Linden Lane is 1400 square-feet- this average is consistent with other Court properties. Five out of fifteen homes have a second story. With the exception of Linden Lane, there are 77 homes encompassed in the Courts. Mr. Kates compared the Court properties to adjacent properties in the C Zone. He concluded for Linden Lane to be included in the C Zone, it would dramatically decrease the required minimum lot size for C Zone qualification. If Linden Lane moved to the C Zone, homeowners would have to apply for variances because they wouldn't meet the C Zone minimum lot size requirement of 2200 square-feet. The Board discussed the topic in depth. Mr. Kates agreed to send copies of all the data mentioned to the Board so they could carefully review the information and revisit the topic at the next meeting.

New Business

The Board reviewed the proposed 2023 Meeting Dates with no objections or concerns. A Resolution to officiate the 2023 dates will be presented at a future meeting.

Public Comment

Mr. Bickford opened Public Comment.

Mrs. Bernadette Parzych of 9925 Sunset Drive took to public comment to express her sympathy for homeowners on the Courts. Mrs. Parzych mentioned the differences of surrounding homes on Linden Lane and other Court properties. Mrs. Parzych also spoke about parking, and voiced she believes Linden Lane should be included in the C Zone. Mrs. Parzych urged the Board to consider segregating Linden Lane from the Courts. Ms. Parzych mentioned that 20% of homeowners within 200-feet of the D Zone objected the proposed D Zone ordinance, and expressed it was only a small percentage that objected to the draft ordinance.

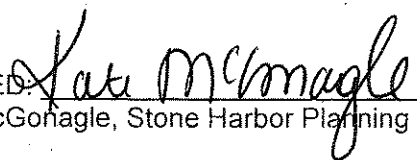
Mr. Geoffrey Woolery of 217 110th Street took to Zoom to clarify the 20% referendum mentioned in reference to the proposed D Zone wasn't meant to find out if surrounding homeowners approved or disapproved of the D Zone, but was in reference to whether or not a super majority vote was needed by Borough Council.

Adjournment

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

APPROVED: December 12th, 2022

ATTESTED:


Kate McGonagle, Stone Harbor Planning Board Secretary