

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

December 12th, 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
Jennifer Gensemer, Councilmember
Sandy Slabik
Frank Vaul

Members Not Present:

Mayor Judy Davies-Dunhour
Kevin Fischer

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of November 7th, 2022 Meeting Minutes

The Board considered the minutes for the November 7th, 2022 meeting. A Motion to approve the minutes was made by Mr. Conrad 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 distributed diagrams illustrating recommendations previously mentioned for retaining walls at property lines. He recommended limiting the width of the stairs in the retaining wall to 25%-consistent with the current requirement of stairs accessing a dwelling. The Board agreed to update the language in the ordinance to reflect the limitations. Stairs will be no wider than 25% of the retaining wall or the width of the stairs accessing the home. Mr. Kates explained that without limitations on stair width in the ordinance, it could create obstacles when backfilling during future elevation of streets. A break in the retaining wall is permitted for driveways. The maximum width allowance of driveways is 22'. The Board discussed the current requirement of installing the retaining wall at 6' elevation and if there should be an allowance for the wall to slope with the slope of the driveway. The Board decided to leave the requirement unchanged. At the conclusion of the discussion, Mr. Kates informed the Board that he would make minor adjustments to the ordinance and distribute the update to the Board once completed.

Plan Endorsement Plan

Mr. Kates relayed the status of the plan remains unchanged- the plan is still being reviewed by the State of NJ, specifically the NJDEP.

Courts/ Linden Lane Discussion

Mr. Kates explained that Linden Lane is currently located in the C Zone of the Borough. He further explained there are exceptions for bulk standards in the C Zone that are specific to the Court and Linden Lane properties. Residents of Linden Lane requested the Board review Linden Lane in an effort to become segregated from the Courts under the current exceptions. Currently, the properties have a single-story 15' building height and smaller setbacks (5-foot minimum increasing as lot size increases). If segregated, the Board could create another list of exceptions for Linden Lane in Zone C or establish a Zone D primarily for Linden Lane. If additional exceptions are incorporated into Zone C for Linden Lane, the exceptions could be more restrictive due to Linden Lane's smaller average lot size. Presently, property owners on Linden Lane are eligible to apply to the ZBA for variances on a case by case basis. Mr. Baldini explained that it is difficult to rezone an area as the result of approved variances-specifically once a majority of homes in the area have been granted variances. Mr. Vaul brought up the concern of increase density and potential hindrances for emergency apparatuses to maneuver down streets in the event of an emergency. The operation of trash pick-up was mentioned. Mrs. Gensemer expressed sympathy for the homeowners that have restrictions on modernizing their homes with 21st century amenities under current zoning regulations. Board members suggested alternatives such as miniaturized home appliances. The Board concluded the topic deserved more research and discussion.

2023 Meeting Dates

The Board reviewed the proposed 2023 Meeting Dates with no objections or concerns. Mr. Vaul made the motion to approve the proposed dates. Dr. Clay seconded the Motion and roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

New Business

Mr. Bickford asked members if there was any New Business to be discussed. There was none.

Public Comment

Mr. Bickford opened Public Comment.

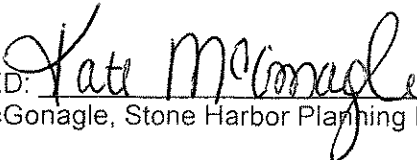
Mrs. Bernadette Parzych of 9925 Sunset Drive took to public comment to express her interest in the Linden Lane discussion. Mrs. Parzych addressed the concern of emergency vehicle access on Linden Lane noting the Northside Linden Lane properties have frontage on 84th street where property owners could park their cars (unlike the Court properties). Mrs. Parzych also mentioned the space between the Linden Lane homes and the homes on 85th Street behind the South-side properties. Mrs. Parzych feels there are enough differences between Linden Lane and the Courts for the Planning Board to review changing the zoning code and present it to Borough Council.

Adjournment

Having no further business, Mr. Bickford called for a Motion to adjourn the meeting. Mr. Conrad made the Motion and Dr. Clay seconded.

APPROVED: January 9th, 2023

ATTESTED:


Kate McGonagle, Stone Harbor Planning Board Secretary