

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

April 24th, 2023

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 2023 on December 16, 2022, 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)
Mayor Judy Davies-Dunhour
Kevin Fischer
Reese Moore
Frank Vaul

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Members Not Present:

Wayne Conrad, Vice-Chair
Sandy Slabik

Engineers/Planners:

Kates Schneider
Engineering, LLC

Public Hearing and Resolution for Municipal Public Access Plan (Amendment to the Master Plan)

Prior to opening the Hearing, Mr. Baldini summarized the Municipal Public Access Plan (MPAP). Mr. Baldini explained the MPAP requires an amendment to the Master Plan. The MPAP requires consideration and adoption of a Resolution from the Planning Board to add it as an element to the Master Plan. Mr. Baldini relayed that if the Board decides to adopt the Resolution, the MPAP would then be presented to Borough Council for approval. The MPAP would not be considered a policy of the Borough until Borough Council adopted the plan.

Following Mr. Baldini's summary, the Public Hearing for the was formally opened.

Steve Morey of 8 Timber Lane in Lower Township, NJ, a Senior Project Manager of a of Mott MacDonald, was sworn and affirmed.

Mr. Morey explained Stone Harbor received approval from the State for the plan on April 5th, 2023. Mr. Morey further explained Stone Harbor satisfied the policies of the Coastal Zone Management Plan. The approval allows for the municipality to initiate action to incorporate the MPAP into the Master Plan. Mr. Morey testified that all required notifications to the DEP have been met. Mr. Morey explained that if the Board or Council decides to make any changes to the Plan, the DEP must be notified. Mr. Morey stated that the Borough must update the DEP every

five years on the status of any projects that may take place involving the MPAP. DEP reserves the right to revoke the MPAP at any time. Mr. Morey testified an inventory was taken of all the public access areas along the beach and bay and created a map reflecting the access points. Mr. Morey explained the plan includes the Deed of Dedication and Perpetual Public Access Easement. Every public right of way has a conservation easement on it, so it cannot be vacated. Mr. Morey explained the plan includes a six-foot-wide swath down the center line of the easement, so Stone Harbor can modify its right of way without having to gain approval to completely remove the conservation easement. Mr. Morey testified there is a requirement to add the MPAP as an element to the Master Plan. Mr. Morey stated the next step is to gain Borough Council's approval of the plan and then submit the final copy to the DEP. Mr. Morey also noted the DEP will then publish the plan online.

Mr. Morey noted the most important purpose of the plan is to enable the Borough to obtain a General Permit to maintain the beach. Without the plan, the permit could only be obtained at the cost of \$30,000.

Public Comment for Hearing

Mr. Bickford opened the Hearing to Public Comment.

Mr. Geoffery Woolery of 217 110th Street in Stone Harbor took to Public Comment via Zoom to offer suggestions for future modifications to the public access map. One suggestion was to include public access at 112th Street. Mr. Woolery added that there are four public access points at the Bird Sanctuary that aren't included on the map. Mr. Woolery stated that the 104th Street Bridge may want to be added because many people fish there. He also mentioned future public access points near the end of streets where the bulkheads are located. Mr. Woolery noted the Point and the Observation Deck may want to be considered for promoting public access. He also mentioned information he felt was antiquated, such as the gas dock at the Marina. Lastly, Mr. Woolery brought up restricted boating areas that may be worth adding to the map. Mr. Woolery expressed how well done the plan was.

Mr. Bickford closed Public Comment for the Hearing.

Board members offered their dialogue. All members agreed the MPAP was well organized and expressed appreciation for Mr. Morey's hard and tedious work on formulating the plan and getting it approved.

A Motion to approve incorporating the Municipal Public Access Plan into the Master Plan was made by Mayor Davies-Dunhour and seconded by Mr. Fisher. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

Public Comment

Mr. Bickford opened Public Comment.

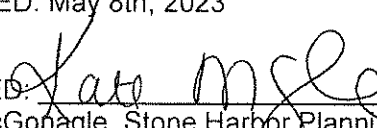
There was none.

Adjournment

Having no further business, Mr. Bickford called for a Motion to adjourn the meeting. Mayor Davies moved the Motion and Mr. Vaul seconded.

APPROVED: May 8th, 2023

ATTESTED:


Kate McGonagle, Stone Harbor Planning Board Secretary