

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

**December 11, 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. All Meeting Agendas are posted in advance of every meeting on the Borough's Official Website at [www.shnj.org](http://www.shnj.org).

**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  
JT LaKose  
Sandy Slabik  
Frank Vaul

**Solicitor:**

Paul J. Baldini

**Board Secretary:**

Kate McGonagle

**Zoning Officer:**

Ray Poudrier

**Engineers/Planners:**

Kates Schneider  
Engineering, LLC

**Members Not Present:**

Kevin Fischer  
Reese Moore

**Approval of November 13<sup>th</sup>, 2023 Meeting Minutes**

The Board considered the proposed minutes for the November 13<sup>th</sup>, 2023 meeting. Corrections or changes were made. A Motion to approve the minutes was made by Mayor Davies-Dunhour and seconded by Dr. Clay. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

**Memorialization(s)**

*PB 23-004 David & Jacquelyn Jandl and 98th Street LLC  
Block 97.01, Lot(s) 9.01, 9.02, 11.01, 11.02, 13.01, 13.02, 15.01, 15.02, 15.03, 17, 19.02, 20.03,  
21.02, 22.02  
2, 4, 6 98TH Street  
Minor Subdivision Approval*

Chairman Bickford requested a Motion to approve PB Resolution 2023-004. Mr. Conrad moved the motion and Mr. Vaul seconded. All eligible members voted in the affirmative.

## ***Old Business***

### **Overlay Zone Update**

Mr. Kates reported he is still waiting to hear back from DeBlasio and Associates for the final review of the draft.

### **Linden Lane Discussion**

Chairman Bickford requested Mr. Kates provide a summary of the Zone D ordinance to the Board. Mr. Kates stated the ordinance would create a new zone relating to the properties on Linden Lane. Mr. Kates thoroughly explained each section of the proposed ordinance. Required minimum lot area, frontage standards, setbacks, allowance of second floors, habitable stories, building and lot coverage, building height, stories, building length and the second-floor habitable area (which is not to exceed 30% of the total lot area) were all discussed. Mr. Kates added stairwells would not be included in the calculation for second floor habitable area. Mr. Kates noted accessory structure requirements will remain unchanged. Dormers and front decks will be permitted if they don't extend beyond the face of the structure. Bay windows and bump outs will not be permitted in the Zone D district.

Mayor Davies -Dunhour explained the timeline of the ordinance. She estimated discussion would be held by Borough Council at the second council meeting in January 2024. If the council decides to move forward with the ordinance, the first reading will be on February 6<sup>th</sup>, 2024.

All members of the board expressed appreciation to the professionals for their work on the Zone D ordinance.

Chairman Bickford requested a Motion to present the drafted ordinance to Borough Council. Mr. Conrad moved the motion and Mr. Vault seconded. All eligible members voted in the affirmative.

### **Ordinance Update-Definitions Habitable Story & Bulkheads, Ordinance No. 1654**

Mr. Baldini explained the reasoning for the updates to Ordinance 1654 in reference to the word "habitable." Mr. Baldini noted the most recent revisions- habitable story was taken out of the Commercial Zone as well as two other areas of the code. The language for the definition of "story" was revised for clarity of interpretation.

Chairman Bickford requested a Motion to present the drafted ordinance to Borough Council. Mr. Vault moved the motion and Dr. Slabik seconded. All eligible members voted in the affirmative.

## ***New Business***

### **2024 Meeting Dates**

The Board reviewed the proposed 2024 Meeting Dates. Mr. Vault 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.

### **Announcements**

Chairman Bickford made a statement thanking Mr. Moore for his year of service on the Board.

Chairman Bickford also thanked Mr. Baldini for his professional services to the Board in 2023.

Lastly, Mr. Bickford expressed his appreciation for Mr. Kates' professional services to the Planning Board in 2023. Chairman Bickford invited Mr. Kates to share his background and qualifications for the benefit of bringing newer board members up to speed. Mr. Kates took the time to explain his personal and professional history with 7-Mile Island and his love for the Stone Harbor community.

**Remote Participation**

Chairman Bickford asked board members for their thoughts on permitting remote participation for meetings in 2024. Board members had an in-depth discussion on the benefits and potential detriments of having remote participation. Mr. LaKose suggested a trial period to see if remote participation would enhance meetings. Board members agreed a trial period would be effective. Mr. Vaul, Dr. Slabik and Mr. Conrad shared their experiences with remote/hybrid meetings for other boards they serve.

Chairman Bickford made a motion for a trial period of remote participation for the first 6-months of 2024. Mr. LaKose seconded. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

**Public Comment**

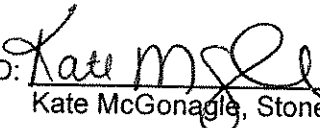
Chairman Bickford opened Public Comment.

Ms. Susan Rose of 2 Linden Lane took to Public Comment to thank the Board for all their hard work and efforts regarding the Zone D ordinance. Ms. Rose asked about the timeline for the approval of the drafted ordinance. Ms. Rose also commented on the idea of remote participation of board members during meetings-she expressed her support of in-person meetings.

**Adjournment**

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

APPROVED: January 8, 2024

ATTESTED:   
Kate McGonagle, Stone Harbor Planning Board Secretary