

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

**March 11, 2024**

**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 2024 on December 20, 2023, 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-Remote  
JT LaKose (Alternate II)-Remote  
Bunny Parzych-Absent  
Sandy Slabik  
Frank Vaul

**Solicitor:**

Paul J. Baldini

**Board Secretary:**

Kate McGonagle

**Zoning Officer:**

Ray Poudrier

**Members Not Present:**

**Engineers/Planners:**

Kates Schneider  
Engineering, LLC

**Approval of February 12, 2024 Meeting Minutes**

The Board considered the proposed minutes for the February 12th, 2024 meeting. No corrections or changes were made. 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 reported DeBlasio and Associates is reviewing the most recent ordinance draft. Mr. Kates hopes to have an update for the Board at the April meeting.

**Linden Lane Discussion**

Chairman Bickford asked for an update on the Linden Lane/Zone D Ordinance. Mayor Davies-Dunhour explained the drafted ordinance was presented to Borough Council for Introduction on Tuesday, February 6<sup>th</sup>, 2024.

Mr. Poudrier stated the word "habitable" has been removed from the draft. Due to the revision, Mr. Baldini agreed to write a letter confirming consistency with the Master Plan. Mr. Baldini advised Chairman Bickford to request a Motion finding the removal of the word "habitable" from

the ordinance does not make it inconsistent with the Master Plan. A Motion was made by Mr. Conrad and seconded by Mayor Davies-Dunhour. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative. Mayor Davies-Dunhour informed the Board the drafted ordinance is slated for public hearing and 2<sup>nd</sup>, 3<sup>rd</sup> and final vote at the Council meeting on March 19, 2024.

### **Ordinance Update-Definitions (Habitable Story)/ Bulkheads**

Mr. Poudrier reported a similar update for the drafted ordinance for Habitable Stories/ Bulkheads. Mr. Poudrier explained the word "habitable" was removed from the business district portion of the code. The draft was presented to Borough Council for Introduction on Tuesday, February 6th, 2024, and will be presented to Council on March 19, 2024 for the Public Hearing and 2<sup>nd</sup>, 3<sup>rd</sup> and Final vote. Mr. Bickford requested a Motion finding the Habitable Story/Bulkhead revisions to the ordinance consistent with the Master Plan. The Motion was made by Mr. Conrad and seconded by Mr. Vaul. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative Mr. Baldini agreed to write a letter confirming consistency with the Master Plan for this ordinance as well.

### **Residential projects within the Business District**

Mr. Bickford stated a Subcommittee was established to review the challenges with the development of residential projects in the business district. Mr. Bickford introduced the subcommittee, noting Mr. Conrad will be chairing the subcommittee and working alongside PB members Dr. Clay and Dr. Slabik.

Vice Chairman Conrad informed the Board that the Subcommittee met with Mr. Poudrier, Mr. Baldini and Mr. Kates and the meeting was very productive. Mr. Conrad explained they reviewed legal capabilities and gained well focused advice in terms of experience of other local seashore towns. The Subcommittee was able to gain insight into the current situation and implications of actions. Mr. Conrad explained the positives and negatives of planning. Dr. Clay added there are only a few areas that are outlined commercial at the present time. The subcommittee is working on identifying the outlying commercial districts so the committee can further analyze the areas. Another meeting is planned for March 27<sup>th</sup>, 2024, and the subcommittee will provide an update at the April meeting.

Mr. Poudrier shared the preliminary plans for a residential duplex anticipated in the commercial zone where Donna's Place was located. Mr. Poudrier explained the different standards of commercial and residential such as side yard setbacks, building heights, and varying roof pitch. By addressing unclear requirements, the Subcommittee hopes to establish cohesiveness in the code. Mr. Poudrier added the Subcommittee agreed to add more detail to address the lots located in two zones. Mr. Fisher suggested revising a section of the code (560-18) to encompass all business districts rather than be exclusive to 95<sup>th</sup> Street. Mr. Kates answered that the Subcommittee discussed the option, but feel they need to ruminate over treating the outlying districts the same as the central business district. Mr. Kates further explained residential development currently fits in the outlying commercial districts, so the Board needs to consider if they want to prohibit development potential and not allow residential development (like sections of 95<sup>th</sup> Street).

Mr. Poudrier added that COAH districts are reviewed every five years.

Mr. Conrad encouraged input from the public. He noted the Subcommittee is open to recommendations and/ or concerns regarding the topic.

***New Business***

Mr. Bickford opened the meeting to New Business. There was none.

**Public Comment**

Chairman Bickford opened Public Comment. There were no participants.

**Adjournment**

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

APPROVED: April 8, 2024

ATTESTED:   
Kate McGonagle, Stone Harbor Planning Board Secretary