

## Planning Board | Regular Session Meeting Minutes | May 13<sup>th</sup>, 2024

### **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 the Boroughs website and posted on the Municipal Clerk’s Bulletin Board.

### **Pledge of Allegiance**

### **Roll Call**

#### **Members Present**

Robert Bickford, Chairman  
Wayne Conrad, Vice- Chair  
Mayor Judy Davies-Dunhour  
Kevin Fischer (Remote/Zoom)  
JT LaKose (Alt II)  
Bunny Parzych  
Sandy Slabik  
Frank Vault

#### **Members Absent**

Tim Clay (Alt I)

#### **Solicitor**

Paul Baldini, Esq.

#### **Board Secretary**

Kate McGonagle

#### **Zoning Officer**

Ray Poudrier

#### **Engineers/Planners**

Paul Kates,  
Kates Schneider Engineering LLC

### **APPROVAL OF MINUTES**

The Board considered the proposed minutes for the May 13<sup>th</sup>, 2024, meeting. No Corrections or changes were made. A motion to approve the minutes was made by Mr. Conrad and seconded by Mr. Vault. The motion to approve the minutes was carried by a roll call vote of all eligible members voting in the affirmative.

### **OLD BUSINESS**

Overlay Zone Update- Mr. Kates reported that he finalized the changes that Mr. Cathcart asked for, minor changes were made, and the finalized version will be ready for review at the next meeting.

Residential Projects in the Business District Update- Mr. Bickford provided an update from the discussions at the last meeting. Relating to lots in two districts & the regulations of the more restrictive district shall be applied. Except in the case of residential use in a business zone, in which case, the residential standards for the particular residential use shall apply. Mr. Baldini advised that this addresses the issue that was raised by the Zoning Board in order to provide some direction on how the Planning Board & the Borough wishes to proceed when a property is in split zones. The ordinance will clarify the standards, it will go onto to Council to be introduced.

Mr. Bickford advised that there is another version that needs further discussion. Mr. Baldini explained that this draft dealt with moving the residential standards into the commercial zone. Mr. Baldini further explained there are some items that Mr. Poudrier wanted to talk about; one being the word 'habitable' in the version that was presented, which was pulled over from a drafted copy, and is a ministerial task to remove that from the draft and clean that part of it up. Mr. Baldini explained some notes from Mr. Poudrier. He wanted to discuss which table to bring forward (Res. A, B or C). Mr. Baldini further explained that the reasonable thought would be that you have to build whatever is adjacent to where you are, to keep the neighborhood uniform. There was some discussion amongst the board of hypothetical scenarios on projected buildings & zone standards. The questions were to leave it alone or make changes and provide limits. Mr. Baldini thinks the draft should be written in small groups, get the draft to the committee, let them review it and come back with their comments/concerns. Mr. Baldini advised a committee meeting is scheduled between this meeting and the next to discuss this topic further.

Fair Housing Act Update- Mr. Kates discussed the fair share housing reform that was signed into law in March. We are ahead of the round four fair share housing requirements. In 2021 we adopted a new fair share element to the master plan, we subsequently modified that when the Villa was subdivided.

The new legislation that's been passed has changed the requirements. The COAH council has been changed; they are now calling it 'the program'. They are trying to move the oversight from the courts to the executive branch. The issue is how does the Borough want to move forward for compliance. Mr. Kates stated the first deadline is June 18<sup>th</sup>, which is reporting on an accounting. A committee needs to be formed by the Council, which should consist of the planner, borough solicitor, COAH attorney, 2 council people, a member of the PB and the Borough administrator are the suggested members. Mr. Conrad recommended the Chair, Mr. Bickford, of which Mr. Bickford agreed.

Mr. Bickford opened the meeting to the public for public comment. With there being no comments, the public comment portion of the meeting was closed.

Mr. Baldini wanted to discuss an item that was not on the Agenda that Mr. Poudrier wanted to bring before the board, relating to accessory buildings and the formula that is used to calculate accessory buildings. Mr. Baldini & Mr. Kates will have to do some research on it, but it will be a discussion topic on the next agenda for review.

Mr. Bickford stated this will be Kate McGonagle's last meeting since she will be leaving the Borough to pursue a new job opportunity. Mr. Bickford and the board members thanked her for her hard work and her presence on the board will be missed. Mayor Judy Davies- Dunhour asked how to proceed with Ms. McGonagle's replacement. Mr. Baldini advised that if further discussion is required, we can have a replacement fill in until we replace the secretary. If no further discussion is needed, we can go ahead with the appointment of the Zoning Board Secretary as the Planning Board secretary since she was recommended and expressed interest in the position.

Mr. Bickford and the members agreed to appoint Megan Brown as the Planning Board secretary. Dr. Slabik made a motion, seconded by Mr. Conrad, the motion was carried by a roll call vote.

#### Roll Call

Mr. Conrad	AYE
Mayor Judy Davies-Dunhour	AYE
Mr. Kevin Fischer	AYE
Mr. LaKose	AYE
Mrs. Parzych	NO VOTE
Dr. Slabik	AYE
Mr. Vaul	AYE
Mr. Bickford	AYE

The meeting was adjourned at 5:35pm. The next regularly scheduled meeting will be on June 10<sup>th</sup>, 2024.

Approved:

Attest:   
Megan Brown, Secretary

May 13<sup>th</sup>, 2024