

Planning Board | Regular Session Meeting Minutes | July 8th, 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
Mayor Judy Davies-Dunhour
Kevin Fischer
Jonathon Lakose
Timothy Clay (Alt I)
Bunny Parzych
Sandy Slabik
Frank Vault

Members Absent

Wayne Conrad

Solicitor

Paul Baldini, Esq.

Zoning Official

Ray Poudrier

Engineers/Planners

Paul Kates,
Kates Schneider Engineering LLC

Board Secretary

Megan Brown

APPROVAL OF MINUTES

The Board considered the proposed minutes for the June 10th, 2024, meeting. No Corrections or changes were made. A motion to approve the minutes was made by Mayor Davies-Dunhour 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 updated the board advising that his draft of revisions was consistent with what was previously approved and sent to council apart from some of the retaining wall language in areas that didn't require retaining walls. Mr. Cathcart updated that language previously to state that, when a retaining wall isn't necessary, they will not be required & are discouraged. The other change was the inclusion of an allowance in the front property line retaining wall to allow handicap access, should it be warranted.

Mr. Poudrier advised that the wording basically left it up to the Borough Engineers' discretion. Mr. Kates advised that it put the onus on the Borough Engineer to approve them, it discouraged them from the design Engineer standpoint, but it didn't outright ban or disallow. Mr. Kates was advised to make sure the draft included these changes.

Mr. Kates stated that it was not the intent of the Ordinance to modify or change that language in any way, the intent of the overlay zone is to control the low-lying areas, not the areas above the 6.5-foot elevation. Mr. Baldini advised language could be added to the Ordinance that states retaining walls shall be permitted only when necessary to comply with the Ordinance if there is no other method to do so, which would make the Ordinance tighter for the Architects. Mr. Kates advised there is also the option of using structural methods to move water forward, although maintenance is an important factor of that option.

The board suggested that the language be looked at more closely by Mr. Kates & Mr. Poudrier.

Other than comments/discussion from the Board, there is no action to take at this time.

Residential Projects within the Business District Update:

Mr. Baldini will have to review the language from the notes provided by Chairman Caracciolo & report at the next meeting.

Other than comments/discussion from the Board, there is no action to take at this time.

Fair Housing Act Update:

Mr. Kates advised we are still standing by waiting for the first meeting to be scheduled, there was a report due on 6/18/24 and we are in compliance in that regard.

Other than comments/discussion from the Board, there is no action to take at this time.

REAL Act Update:

Mr. Poudrier, Mr. Kates and Councilperson Casper attended this meeting. Mr. Kates reported that in 2025, in essence, there will be 6 feet added to every flood zone. The BFE will become (what they are now), plus 5 and a minimum of 1 foot of freeboard. The concern is this will eliminate the permit by rule CAFRA allowances, in all waterfront development (within 150 feet of water), will be required to go through an individual permit process which will add a considerable amount of time & cost to building, but rather than jumping to the 5 feet rule, they are considering reviewing this in a phased approach. Mr. Kates suggested re-looking at the Plan Endorsement which was reviewed by Council.

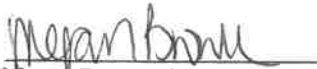
Mr. Poudrier advised this act was supposed to be in the NJ register in July, but is being pushed back to August, with a 60-day comment period. The next recommended move is to get the resolution from the County, get it adopted by August 9th, get it to the county by August 16th, and to the state by August 30th. They will hold a round table on the issue on September 6th.

With there being no other new business, 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.

The meeting was adjourned at 5:48pm. The next regularly scheduled meeting will be on August 12th, 2024

Approved:

Attest: 
Megan Brown, Secretary

July 8th, 2024