

## **Planning Board | Regular Session Meeting Minutes | August 26<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  
Timothy Clay  
Wayne Conrad (Via Zoom)  
Kevin Fischer  
Bunny Parzych  
Sandy Slabik  
Frank Vul

#### **Members Absent**

Judy Davies- Dunhour  
Jonathon Lakose

#### **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 August 12<sup>th</sup>, 2024, meeting. No Corrections or changes were made. A motion to approve the minutes was made by Mr. Vul and seconded by Mr. Fischer. The motion to approve the minutes was carried by a roll call vote of all eligible members voting in the affirmative.

### **OLD BUSINESS**

Residential Development within the Business District Update:

Mr. Bickford explained the main purpose for scheduling this meeting was to discuss the Ordinance draft of the residential development in the business district.

Mr. Baldini explained the amendment to the ordinance will essentially be a ‘stop gap’ ordinance. The idea is to move three of the permitted uses, consistent with residential A, B and C districts, from permitted uses to

conditional uses. The impact from that will require site plan review and will impose upon the applicant the general restrictions applicable to whether they are building in A, B or C.

Mr. Poudrier stated he had some questions regarding site plan approval, and what would come before the board for site plan, specifically related to section 345. He stated he had had a conversation with Mr. Baldini, and he was satisfied with his explanation.

The board discussed some different scenarios that could potentially happen. Mr. Baldini questioned whether he should include the light industrial and the waterfront districts in this amendment.

Mr. Baldini explained he will submit this draft to the Borough Solicitor for review by him & the Council and will explain this will be a 'stop gap', a partial solution, intended to work until a full solution is reached. He will put it together to present to Mr. Bocchi and Council.

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 4:55pm. The next regularly scheduled meeting will be on September 9<sup>th</sup>, 2024

Approved:

Attest: Megan Brown  
Megan Brown

August 26<sup>th</sup>, 2024