

## **Planning Board | Regular Session Meeting Minutes | October 7<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  
Judy Davies- Dunhour via Zoom  
Kevin Fischer  
Bunny Parzych

#### **Members Absent**

Jonathon Lakose  
Sandy Slabik

#### **Solicitor**

Paul Baldini, Esq.

#### **Zoning Official**

Ray Poudrier

#### **Board Secretary**

Megan Brown

### **APPROVAL OF MINUTES**

The Board considered the proposed minutes for the September 9<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. Fisher. 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. Conrad provided an update, the height restriction option that was presented seems to be the most viable and acceptable idea to bring to the whole group to consider the implications. Mr. Kates agreed to prepare the letter to the stakeholders to express their concerns.

Mr. Baldini added that the next subcommittee meeting is November 14<sup>th</sup>, 2024, at 9:30AM, if anyone has any comments, to be heard by the subcommittee. The letter being drafted is going to go to the stakeholders to be able to speak at the next planning board meeting. Mr. Baldini has presented this to Council and the Borough Solicitor and left a detailed message so that they can connect to discuss further.

Mr. Poudrier advised that residential A & B have the same setbacks, where residential C has separate setbacks, but each case will be subject to the board's review after application to the Board. This will only apply to the central business district.

Both Mr. Baldini & Mr. Poudrier explained how the site plan, review, and approval process would work & what would require site plan review.

The Board discussed and deliberated different scenarios.

Mr. Baldini advised the stakeholders to be given a chance to be heard by the subcommittee then summarized and brought to the board members.

Mr. Bickford wanted to discuss the REAL remarks from the Borough to the state of NJ. The deadline for public comments is November 3<sup>rd</sup>, 2024. Borough Administrator has prepared comments from the Borough which he handed out to the Board members for their review.

Mrs. Parzych wanted to discuss the Lot Grading ordinance, she explained that she met with DeBlasio's office and requested a meeting to discuss the lot grading ordinance further. Mr. Poudrier advised there have been discussions amongst Mr. Cathcart and Mr. Kates office to discuss in more detail what changes could be made, if any. The board agreed this will all depend on what comes from the REAL rules.

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 5:15pm. The next regularly scheduled meeting will be on November 4<sup>th</sup>, 2024.

Approved:

Attest:   
Megan Brown

October 7<sup>th</sup>, 2024