

MINUTES OF THE REGULAR SESSION  
STONE HARBOR PLANNING BOARD

**June 10, 2013**

**4:30 p.m.**

**CALL TO ORDER:**

The meeting was called to order by Mr. Hand, who stated that all requirements of the “Open Public Meetings Act of 1975” had been met.

**ROLL CALL:**

Planning Members Present

Thomas Hand

Perry Conte

Jill Gougher

Joselyn O. Rich

Robert D. Bickford, Jr.

Board Member Absent

Mayor Suzanne Walters

Wayne Conrad

Julian Miraglia, Alternate

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Zoning Officer

Joanne Mascia

**Waterfront Business District**

The committee will be meeting with the professional planners later in June. They will report on their progress at an upcoming Planning Board meeting.

**Residential C Zoning – Court Properties**

Mr. Conte noted the committee has not had a formal meeting with the various Court representatives. The committee has several items to discuss with them including floor area ratios.

Mrs. Rich asked if the Board’s planners would be involved in that meeting. Mr. Conte said the committee wanted to meet with the residents first. After that they will contact Heyer & Gruel for their input.

**Free Standing Signs – Business District**

In October of 2012 the Planning Board adopted Resolution 2012-007, recommending the Borough Council adopt an ordinance amending RGO Chapter 560-32 to allow for free standing signs that meet certain criteria.

The Borough Council voted against the Board’s recommendation at their June 4, 2013 meeting and has now asked the Planning Board to undertake another review of signage in the Business Districts.

Mrs. Rich and Mrs. Gougher reported the Council is not in favor of free standing, A-frame signs. It is not what the Council envisions for the downtown area. The Council is in favor of wayfaring or directions signs. A suggestion had been made that the store owners could purchase the signs but the Borough would be responsible for having them constructed which will lend to a more uniform look to the signage in the business areas.

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Mrs. Gougher reported that Cape May County has secured grant funding to have signage designed to point out the many different recreation areas in the area. They are going to forward the designs to each municipality to see if the local government unit is interested in using the same designs. At this time grant funding is not available for local use. Mrs. Rich stated the County design was not available at this time for the Borough Council members to see.

Mrs. Gougher stated she will reach out to the County Tourism Director, Diane Wieland to see when samples would be available. That information would be forwarded to each Board member as soon as it is ready.

**Public Session**

Mr. Hand asked for public comments. No one else spoke. Public Session was closed.

**OLD BUSINESS**

None

**NEW BUSINESS**

Mr. Conte would like to have duplexes discouraged or eliminated in all residential zones. He doesn't feel they are being built in the town's best interests.

Mrs. Mascia and Mr. Hand feel our current zoning regulations for duplexes are very strict.

**ADJOURNMENT**

Having no further business at hand Mr. Hand called for a motion to adjourn the meeting.

A motion to adjourn the meeting by Mr. Bickford and seconded by Mr. Conte. All members present voted in the affirmative.

APPROVED: July 22, 2013

ATTESTED: \_\_\_\_\_  
Patricia H. Wagner, Secretary Stone Harbor Planning Board