

**MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD**

July 17, 2017

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 with the Press of Atlantic City having been notified of the Board's schedule for 2017 on December 15, 2016, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

Roll Call

Members Present:

Mayor Judy Davies-Dunhour
Jill Gougher
Thomas Hand, Chairman
Wayne Conrad, Vice-Chair
Lynne Dubler
Charles C. Krafczek
Sandy Slabik (Alternate I)
Mia Donnell (Alternate II)

Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Zoning Officer:

Ray Poudrier

Members Not Present:

Robert D. Bickford, Jr.

Approval of June 12, 2017 Minutes

Mr. Hand asked for a Motion to approve the Minutes. Motion made by Mr. Conrad and seconded by Mayor Davies-Dunhour. Roll call was taken for members present at the June 12, 2017 meeting. Affirmative votes: Mr. Conrad, Ms. Dubler, Mr. Krafczek, Mrs. Slabik, Mrs. Gougher, Mr. Hand, and Mayor Davies-Dunhour.

Review and Approval of Resolution 2017-006 (Applicant, Robert Schmollinger)

Mr. Hand asked for a Motion to approve the Resolution. Motion made by Mayor-Davies-Dunhour and seconded by Mr. Krafczek. Roll call was taken and all members present voted affirmatively.

Discussion re Master Plan Review

Mayor Davies-Dunhour stated Council is interested in the Sub-Committee identifying short-term goals and long-term goals and it would be helpful for the Sub-Committee to have a meeting schedule moving forward. Flood mitigation and bulk head heights are big topics needing to be addressed.

Mr. Krafczek said bulk head heights can be approached in the short term. Mayor Davies-Dunhour stated the Planner should guide the process through the Sub-Committee meetings and Paul Kates, attending on behalf of Mott & Associates, said he agreed. Mr. Krafczek asked Mrs. Gougher about budget concerns. Mrs. Gougher advised that the Sub-Committee should make a proposal estimating to Council on the amount needed and then a Master Plan Ordinance can be created to cover the fund over a 3 to 5 year timeframe.

**MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD**

July 17, 2017

4:30 p.m.

Discussion re Master Plan Review (continued)

Board members discussed a date for the Sub-Committee to meet and it was suggested to be held August 2, 2017 at 3 pm in Borough Hall. Diane Frangiose will email Sub-Committee members with the proposed date and time. Mayor Davies-Dunhour stated parking is an issue that is short-term and could be addressed relatively quickly. Mr. Kates said he will develop an outline to get the Planning Board to reach its milestones. The Board discussed hiring a consultant to review the proposal received by the Borough from Atlantic City Electric last year which addresses undergrounding the newly installed transmission poles. The Dredge Management Plan was also discussed.

Board Discussion

Mr. Hand suggested the Board should look at actual bulk head vs. estimated bulk-head lines. Mr. Krafczek agreed and stated a swimming pool is noted as a structure and the Borough will not allow a builder to build out or obstruct views, which causes development issues. Mr. Catanese said the estimated bulk head zoning scheme was created to keep all homes in a line and to preserve bay front views.

Mr. Krafczek said the Borough should consider swimming pools as an exemption since it is not a structure, over 90% of new construction owners want to install a pool. Also, a lot of owners want a boat lift. Boat lifts are better for boat maintenance and the environment. Mrs. Slabik stated she had read they cause pollution. Mr. Krafczek stated they do not cause pollution but rather protect the environment and life of the boat. Mr. Catanese recalled that some owners have been grandfathered in to have boat lifts in the Borough, however, it is currently prohibited to install a new one. Mr. Poudrier advised boat lifts are allowed in the business district but not the residential district and that electrical codes are changing to provide safety measures regarding boat lifts.

Public Comment

No one spoke. Public Session Closed.

Adjournment

Mr. Hand called for a Motion to adjourn the meeting. Mrs. Gougher made the Motion and Mayor Davies-Dunhour seconded.

APPROVED: August 14, 2017

ATTESTED: Diane Frangiose
Diane Frangiose, Secretary Stone Harbor Planning Board