

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

August 14, 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
Robert D. Bickford, Jr.
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:

Wayne Conrad, Vice-Chair

Approval of July 17, 2017 Minutes

Motion by Mayor Davies-Dunhour to admit the Meeting Minutes and seconded by Mrs. Gougher. Roll call was taken for members present at the July 17, 2017 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Ms. Dubler, Mr. Krafczek, Mrs. Slabik and Ms. Donnell.

Mott Associates Master Plan Proposal

Board members had a discussion regarding Proposal specifics. Paul Kates confirmed the Proposal would be effective for one year starting on August 2, 2017. Mr. Catanese advised the Master Plan can be adopted prior to June, 2019 if it is ready by the Board for approval. Mr. Krafczek recommended moving forward with the Proposal. Ms. Donnell made a Motion to move forward with the Proposal, Mayor Davies-Dunhour seconded. Roll call was taken and all members present voted yes.

Flood Damage Prevention Ordinance

Mrs. Gougher stated the Ordinance must be adopted by October 5, 2017 according to State requirements. A lengthy discussion took place regarding addition of a 1 foot base flood requirement for all new residential construction in the Borough. Mr. Catanese advised a correction is needed on page 10, Sub-section C. Omit the wording, "N.J.S.A. 40:55D-1" to read,

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Flood Damage Prevention Ordinance (continued)

“in accordance with applicable law”. Mrs. Gougher said the Borough’s rating would increase with enacting the new Ordinance and property owners would receive an additional 5% discount on their insurance. Consensus among Board members is to keep the Ordinance currently in place and consider changing it at another time after the Board has had time to review and discuss it at length.

Public Comment

Mr. Raymond Parzych addressed Board members and commented there are several issues with the Ordinance being changed to incorporate an additional 1 foot base flood requirement and before moving forward, the implications should be given a lot of thought.

Mr. Randall Turney introduced himself and stated in his opinion, the Borough should have uniformity requirements for all houses being built.

New Business

Mr. Krafczek updated Board members on a discussion taking place with Council regarding the possibility of enacting an Ordinance restricting parking, times and days that allow construction to take place in the community. Board members agreed that it is plausible to enact and enforce reasonable regulations. Ray Poudrier advised a meeting will be held next Monday with the A&F Committee, the Construction office and Mrs. Gougher to discuss this topic.

Mr. Hand raised a question of Deed Restrictions being recorded with the County. Mr. Catanese advised the Borough of Stone Harbor does require Deed Restrictions to be filed and recorded with the County.

Ray Poudrier advised Board members he has issued violations of Ordinance letters to the business district by hand delivering them and owners have been compliant after receiving a letter. He said he is looking into the possibility of issuing a summons in the event violations letters are ignored.

Adjournment

Having no further business, Mr. Hand called for a Motion to adjourn the meeting. Mr. Krafczek made the Motion and Mayor Davies-Dunhour seconded.

APPROVED: September 18, 2017

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