

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

October 17, 2016

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 2016 on December 18, 2015, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

ROLL CALL:

Members Present:

Mayor Suzanne Walters
Thomas Hand, Chairman
Wayne Conrad, Vice-Chair
Robert D. Bickford, Jr.
Lynne Dubler
Sandy Slabik (Alternate)

Board Solicitor

Andrew Catanese

Board Secretary

Diane Frangiose

Zoning Officer

Joanne Mascia

Members Not Present:

Jill Gougher
Mantura Gallagher

Approval of September 19, 2016 Meeting Minutes

Mr. Hand requested the approval of the Meeting Minutes for September 19, 2016. Motion by Mayor Walters, seconded by Mr. Conrad. No further discussion took place. Roll call taken for members present at the September 19, 2016 meeting. Affirmative votes: Mayor Walters, Mr. Hand, Mr. Conrad, Ms. Dubler and Mrs. Slabik.

Planning Board Application Hearing re Stone Harbor Theater, LLC.

Mr. Vincent LaManna introduced himself to members of the Board and stated that he was an Attorney attending the meeting on behalf of Stone Harbor Theater LLC, a property located at 271 96th Street. The Applicant is seeking height variances from the provisions of the Ordinance. The Applicant is proposing 30.8 feet for the East and West Towers and the top of the sign on the west side of the theater clock.

Mr. Catanese administered the oath to the Applicant, Clint Bunting who provided his name and address for the record. Mr. Bunting gave testimony regarding the variances being requested. Mr. Catanese also administered the oath to Mr. Gary Thomas, who provided his name and address for the record. Mr. Thomas provided testimony that the design goal is to stay within the 30.8 foot height limit variance requested.

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Planning Board Application Hearing re Stone Harbor Theater, LLC. (continued)

Mr. Bunting provided Exhibits A1 through A5, drawings and photographs regarding the signage located at the Theater. Mr. Catanese stated that based on the testimony given, and Exhibits A1 through A5, as provided by the Applicant, the Board could proceed. Mr. Hand asked if there were any comments from the public. No one commented. Public Session was closed.

Mr. Catanese stated the Board would be taking three votes. Mr. Bickford suggested to Mr. Catanese that the Board vote on the C2 variance first. Mr. Catanese and the Board agreed.

Mr. Hand asked for a Motion to approve the variance under C2, height approval. Mr. Conrad moved the Motion. Mr. Bickford seconded. Roll call was taken. All members present were in favor and voted yes.

The next vote taken was for the variance under C1, the hardship standard. Mr. Conrad moved the Motion and Mr. Bickford seconded. Roll call was taken. Members present voted yes with the exception of Mr. Hand, who voted no.

Last vote taken was for the final Site Plan Approval with waivers. Mayor Walters made the Motion, and Mr. Hand seconded. Roll call was taken. All members present were in favor and voted yes.

Board Discussion

No one spoke.

Public Comment

Mr. Alec McClelland addressed the Board regarding a parking issue on 99th Street and Third Avenue. Mr. McClelland asked the Board to address the issue and resolve it by removing four parking meters at that location or find an alternative method to remedy the situation. A discussion took place on the topic, including, loss of revenue if the parking meters were removed and also the possibility of cars remaining for long periods of time if the parking spots did not have meters. The Board collectively assured Mr. McClelland that they are aware of the parking issues within the Borough and that when the Master Plan is reviewed, parking will be discussed and taken into consideration.

Adjournment

Having no further business to discuss, Mr. Hand called for a Motion to adjourn the meeting. Mayor Walters made the Motion and Mr. Hand seconded.

APPROVED: November 28, 2016

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