

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

February 13, 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
Mia Donnell (Alternate II)

Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Zoning Officer:

Joanne Mascia

Members Not Present:

Robert D. Bickford, Jr.
Sandy Slabik (Alternate I)

Approval of January 23, 2017 Minutes

Request by the Chairman for a Motion to approve the meeting minutes of January 23, 2017. Motion made by Mr. Conrad and seconded by Mayor Davies-Dunhour. Roll call was taken for members present at the January 23, 2017. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Mr. Conrad, Mr. Krafczek and Ms. Donnell.

Review and Approval of SPR Resolution 2017-002

Request by the Chairman for a Motion to approve SPR Resolution No. 2017-002. Motion made by Mr. Conrad and seconded by Mrs. Gougher. Mr. Krafczek asked if the Board had the design criteria from the Engineer and Mr. Catanese advised it had not been received and once it is voted on, the Board is finished with it, however, the discussions and conditions of the vote are included in the Memorialized Resolution. Mr. Catanese further advised Mr. Krafczek that he could see the specifics in the Zoning Office. Roll call taken for members present at the January 23, 2017 meeting. Affirmative votes: Mr. Conrad, Ms. Donnell, Mrs. Gougher, Mr. Krafczek, Mr. Hand, and Mayor Davies-Dunhour.

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Zoning Ordinance Section 560-34 (Corner Lot Exceptions)

Mr. Catanese stated that an Application recently came into the Zoning Board and it was a property that was located at the corner of 99th and Third Avenue. The Application caused the Board for the first time, to look at the corner lot exception section in the context of the Waterfront Business District. Mr. Catanese wanted the Planning Board to be aware of it. Mrs. Mascia reminded Mr. Catanese that when the Ordinance was redone in 2012 or 2013, the impetus for the section said that if you are on a corner lot, your minimum setbacks on all four sides is 10 feet, all towards keeping your front yard setback a little bit further on the corner. Should this be given consideration in context of the Waterfront Business District or otherwise? Mrs. Mascia advises it should stay just the way it is. Mr. Hand asked for comments from Board Members. Mr. Krafczek stated he hadn't heard any compelling reasons to change the Ordinance. Mrs. Mascia said there are only two corner properties in the Waterfront Business District and both are in compliance. Board Members agreed to leave the Ordinance as is. No further discussion took place.

Residential Cabana Bathrooms

Mr. Hand stated that a Notice from the Plumbing Inspector advises that no approvals will be made for toilets below design flood elevation. Mr. Krafczek said the information concurs with the discussion from the last meeting. Mrs. Mascia said likewise, they are not permitted in Avalon or Sea Isle and if it is done as design flood elevation, you have to have a sewer pump and the receptacle would have to be below elevation. She further said the Borough's FEMA rating is 5 and no one would want the rating lowered because it would then cause insurances to go up. Mr. Krafczek said a two-way door to a powder room is an easy solution from the pool area to the main house.

Public Comment

Mr. Paul Kates stated he was attending the meeting representing Mott Associates of Egg Harbor Township, to see if Board Members had any questions concerning the Professional Planner Proposal submitted by Mott. Mr. Catanese advised that when the Board comes out of Closed Session, the Board may or may not take action at that point and Mr. Kates is welcome to stay and come back into the meeting at that point.

Mr. Hand stated the Public Session was closed and requested a Resolution to go into Closed Session. Mr. Krafczek made the Resolution and Mrs. Gougher seconded. Mr. Catanese stated the Resolution to go into Closed Session is for the purpose of discussing proposed contract negotiations and appointment of a Board Planner. After Closed Session the Board will return to Open Session and the Board may or may not take action at that time. All Members voted aye.

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CLOSED SESSION (off the Record)

Board Members discussed each of the five Professional Planner Proposals received. Consensus among the Board was the importance of the role of the Professional Planner in guiding the Planning Board towards the best vision for the Borough. The firm appointed will have a 1 year contract. Fee structure of each firm's contract was discussed at length with an emphasis on experience and what a smaller, local firm might offer compared to a firm that is larger with many clients and located quite a distance from the Borough.

Mr. Catanese advised that 2018 will be a productive year for the Planning Board as opposed to this year since the Master Plan was adopted on June 22, 2009. A discussion on what the Planner will do for the Borough in preparation of the next Master Plan was held.

All members present agreed that the best course of action moving forward would be to interview two firms, Mott Associates and Van-Note Harvey. Mrs. Gougher will schedule the interviews. Messrs. Conrad and Krafczek and Mayor Davies-Dunhour will interview the firms and report back to Board Members. Chairman's discretion will rule if one of the three Board Members is not able to attend the interviews. Mr. Hand asked for a Motion to end the Closed Session. Mrs. Gougher made the Motion and Mayor Davies-Dunhour seconded.

RETURN TO OPEN SESSION

New Business

Mr. Hand asked if anyone had any new business. Mayor Davies-Dunhour said Council at their last meeting, had discussed the possibility of combining the Zoning Board and Planning Board. The A&F Committee is looking into it and will be looking for input from both Boards, in particular, the Chairs. Preliminary discussions have begun. Mayor Davies-Dunhour requested that if any Board Members have input on this topic, they can give it to Mr. Hand for submission to the A&F Committee.

Mr. Conrad discussed the possibility of reviving outdoor dining possibilities within the business district. A discussion on sending a survey to restaurant owners was held and it was decided that Mr. Conrad would draft a survey and bring it to the Board for distribution and review.

Adjournment

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

APPROVED: March 13, 2017

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