## MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

February 27, 2017 4:30 p.m.

#### **CALL TO ORDER:**

Mr. Conrad brought the meeting to order and 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 Robert D. Bickford, Jr. Wayne Conrad, Vice-Chair Charles C. Krafczek Sandy Slabik (Alternate I)

**Members Not Present**:

Mia Donnell (Alternate II) Lynne Dubler Thomas Hand, Chairman Solicitor:
Louis DeLollis

**Board Secretary:** Diane Frangiose

**Zoning Officer**: Joanne Mascia

### Planning Board Application re Glenn Kinckner & Robert Morris Minor Subdivision

Mr. Cory Gilman introduced himself to members of the Board and stated that he was an Attorney attending the meeting on behalf of the Applicants concerning property located at E-47 Stone Court. Applicants are requesting minor subdivision of the property along the old property lines and variances for lot area, building coverage, side yard setback and lot frontage.

Mr. DeLollis administered the oath to Mr. Gary Thomas who provided his name and address for the record. Mr. Thomas provided testimony and stated that in his professional opinion, variances can be granted for the subdivision without substantial detriment to the public good and without substantial impairment of the intent and purposes of the Zoning Plan and the Ordinance.

Mr. Conrad asked for any comments from the Public. No one spoke.

Mr. DeLollis instructed Board Members there would be two votes. The first vote would be to grant variance relief under C-2. Mr. Conrad asked for a Motion to approve the variance on the C1 standard. Mr. Conrad asked for a Motion. Ms. Slabik moved the Motion and Mayor Davies-Dunhour seconded. Roll call was taken. All members present were in favor and voted yes.

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## Planning Board Application re Glenn Kinckner & Robert Morris Minor Subdivision (continued)

The second vote was to consider the minor subdivision. Mr. Conrad asked for a Motion to proceed with the vote. Mr. Krafczek made the Motion and Mayor Davies-Dunhour. Roll call was taken. All members present were in favor and voted ves.

### **New Business**

Mr. Conrad discussed the reviving outdoor dining possibilities within the business district. A discussion on sending a survey to restaurant owners was held and it was decided that the Board Secretary would distribute the draft Survey to Board members for comments and/or revisions.

Mayor Davies-Dunhour advised that she and Mr. Krafczek attended a Planning Board seminar and learned that a Master Plan should be discussed annually because it is a living, breathing document. She suggested that the Borough's Master Plan should be brought up at every meeting and continuously worked on by Board members.

A discussion took place regarding the parking situation within the Borough and ways to generate revenue with the possibility of valet parking at municipal parking lots. It was agreed that a parking garage within the Borough is not the vision of the Planning Board. Mayor Davies-Dunhour stated the discussion should continue at subsequent meetings.

#### **Adjournment**

Having no further business, Mr. Conrad called for a Motion to adjourn the meeting. Mr. Bickford made the Motion and Mrs. Slabik seconded the Motion.

APPROVED!

Diane Frangiose, Secretary Stone Harbor Planning Board