

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

July 13, 2015

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 2015 on December 20, 2014, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

ROLL CALL:

Members Present:

Mayor Suzanne M. Walters
Jill Gougher
Thomas Hand, Chairman
Robert D. Bickford, Jr.
Al Carusi
Perry Conte

Board Solicitor:

Louis A. DeLollis

Board Secretary:

Diane Frangiose

Alternates:

Lynne Dubler

Zoning Officer:

Joanne Mascia

Members Not Present:

Wayne Conrad, Vice-Chair
David Coskey, Jr.

Approval of May 11, 2015 Minutes

Motion by Mayor Walters to admit the meeting minutes. Seconded by Al Carusi. Affirmative votes: Mrs. Gougher, Mr. Bickford, Mr. Conte, and Ms. Dubler. Abstained from voting because they were not present at the last meeting: Mr. Hand and Mr. Coskey.

Hotel/Motel District Sub-committee Report

Mr. Bickford stated the Sub-committee had two productive meetings with Heyer, Gruel and Associates which resulted in the Planners providing the Sub-committee with schematics to illustrate some of the points that have been discussed. The Plan will be studied and the Sub-committee will make a report at the next Planning Board meeting on August 10th. One point to mention is that there has been no discussion on removing entitlements that exist currently; it would be refining the entitlements as they relate to the Hotel/Motel development to find a way, if possible, to create an environment that might stimulate investment in that product.

Mrs. Mascia advised that Mr. LaManna contacted her to say that he is representing Mr. Bridgeman and will be bringing an application before one of the Boards with respect to Harbor Inn.

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

July 13, 2015

4:30 p.m.

Review and Discussion of the Master Plan Amendment; Resolution 2015-003

Mrs. Gougher stated that the Borough adopted a Municipal Public Access Plan and it was sent to DEP in 2011 who then informed the Borough they would not take action on the Plan because they were doing Plan Amendments with Rules and Regulations. The Borough then had to take the Plan, re-format it according to the Rules and Regulations and bring it back to the Planning Board to take official action in approving the Plan. There are no changes to what was presented before. The Plan identifies the areas that the Borough allows access to on beaches and street ends. The other item the Borough had to address was an Amendment regarding Open Space funds which were granted to install a new playground at Chelsea Place.

Mayor Walters advised that in her review of the Master Plan Amendment she noticed several items needing clarification:

- Under Section B, Existing Public Access, we should add the public facilities not mentioned, the comfort station on Second Avenue across from Borough Hall, and the comfort stations at the Recreation Building on 80th Street and at 97th Street.
- In the last paragraph on that page, it says portable restrooms are available at 81st Street and 90th Street. There is not a portable restroom at 90th Street. Perhaps it is a typo. Mrs. Gougher stated she would check on that with Stockton. Mr. Bickford said he has zero resistance to the edits suggested by the Mayor but wonders if the comfort station by the Water Tower is relevant as relating to ocean and bay access. Mayor Walters said it is possible that they have to be a quarter mile from the ocean or bay. Mrs. Gougher said she would check with Stockton to find out and if appropriate, the additional language will be added.
- Under the Implementation Plan, it lists priorities. The language should be changed to reflect completion of the project in 2016. In the last paragraph language regarding federal and state listed birds should also be added.
- Regarding signage at street ends, are we required to have signs for bay shore front public access? Mrs. Gougher stated she would check with Stockton to find out. If it is not required, the suggestion would be to remove this language.
- Under Proposed Access Improvements: it says in addition, the Borough plans to make improvements to the 83rd Street fishing pier. That has already been done. Mrs. Gougher stated Stockton has been told to change the language.

Mr. DeLollis advised that notice needs to go out ten days prior to adopting the Resolution. There will be a public hearing at the next scheduled Planning Board meeting on August 10th. Mayor Walters asked for clarification regarding notifying people within 200 feet. Mr. DeLollis said the language means that any adjacent neighboring Municipality should be notified through their Clerk's office.

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

July 13, 2015

4:30 p.m.

Board Discussion

No one spoke.

Old Business

Mr. Bickford asked for an update on the Waterfront Business District. Mayor Walters stated that Mr. Catanese met with Council members. Mr. DeLollis said he would make a note to ask Mr. Catanese to provide an update to the Planning Board.

New Business

No one spoke.

Adjournment

Having no further business at hand Mr. Hand called for a motion to adjourn the meeting. Mr. Bickford seconded the motion. All members present were in favor and stated aye.

APPROVED: August 10, 2015

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