

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

**September 14, 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

**Board Solicitor:**

Andrew D. Catanese

**Board Secretary:**

Diane Frangiose

**Alternates:**

Lynne Dubler

**Zoning Officer:**

Joanne Mascia

**Members Not Present:**

Wayne Conrad  
Perry Conte  
David Coskey, Jr.

**Approval of August 10, 2015 Meeting Minutes**

Mayor Walters stated that a change should be made to the next to the last sentence of the Minutes under the caption New Business. The sentence reading, "The outfall pipe at 85<sup>th</sup> Street is going to be taken off" should be listed as a separate project and bullet point.

Mr. Hand requested a Motion to approve the Minutes and Mrs. Gougher seconded the Motion. Roll call was taken of all members who attended the August 10<sup>th</sup> Meeting. All members present were in favor and stated aye.

**Approval of August 24, 2015 Meeting Minutes**

Motion by Hand to admit the meeting minutes. Seconded by Mayor Walters. All members present were in favor and stated aye.

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4:30 p.m.

**Adoption of Resolution 2015-005**

Mr. Catanese gave a brief background on the Resolution to the Board. He stated that following the Stone Harbor Motel Application, he was asked to attend a mtg. with the Borough Solicitor and a few members of Council. During that meeting, there was a clear desire to make a change to the Conditional Use Regulations regarding the parking lots in the residential zones. Mr. Catanese stated that he prepared the document and sent it to Mr. Hand and provided copies to Council members. That document was introduced at Council and will be coming up for second reading adoption probably in the next couple of weeks and because the Borough Council has introduced the WBD Ordinance amendments in the form previously recommended by the Planning Board, the Planning Board does not need to take further action on this. Mr. Hand asked for a Motion to approve the Resolution. Mr. Carusi made the Motion and Mayor Walters seconded. All members present were in favor and stated aye.

**Approval of Stone Harbor Motel, LLC Resolution 2015-006**

Mr. Catanese stated that Mr. LaManna has requested that additional verbage be inserted on the last page of the Resolution under "C". He requested the words, "Despite the Applicant's request" be added the beginning of the first sentence with the rest of the language following. Mr. Hand asked if anyone wanted to discuss it further. All members present said no.

Roll call was taken for those members who voted no on the Application; Ms. Dubler, Mrs. Gougher and Mayor Walters voted in favor of approving Resolution 2015-006.

**Public Session**

No one spoke. Public Session closed.

**Adjournment**

Having no further business, 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: November 9, 2015

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