

MINUTES OF THE REGULAR SESSION  
STONE HARBOR PLANNING BOARD

**December 16, 2013**

**7:00 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.

**ROLL CALL:**

Planning Members Present

Thomas Hand  
Mayor Suzanne Walters  
Perry Conte  
Wayne Conrad  
Joselyn O. Rich  
Robert D. Bickford, Jr.  
Jill Gougher

Board Solicitor

Andrew Catanese

Zoning Officer

Joanne Mascia

Board Secretary

Patricia H. Wagner

Alternate Member Absent

Julian Miraglia

**Approve Minutes**

**Motion by Mr. Bickford and seconded by Mr. Conrad to approve the minutes of the November 4, 2013 session.**

Affirmative votes: Mr. Hand, Mayor Walters, Mr. Conte, Mr. Conrad, Mrs. Rich, Mr. Bickford and Mrs. Gougher.

**2014 Meeting Schedule**

**WORK SESSIONS**

13 January	4:30 p.m.
10 February	4:30 p.m.
10 March	4:30 p.m.
14 April	4:30 p.m.
12 May	4:30 p.m.
09 June	4:30 p.m.
14 July	4:30 p.m.
11 August	4:30 p.m.
08 September	4:30 p.m.
*27 October	4:30 p.m.
10 November	4:30 p.m.
15 December	4:30 p.m.

**REGULAR MEETINGS**

27 January	7:00 p.m.
24 February	7:00 p.m.
24 March	7:00 p.m.
28 April	7:00 p.m.
No evening meeting scheduled in May	
23 June	7:00 p.m.
28 July	7:00 p.m.
25 August	7:00 p.m.
22 September	7:00 p.m.
No evening meeting scheduled in October	
24 November	7:00 p.m.
No evening meeting scheduled in December	

**Motion by Mr. Hand and seconded by Mr. Bickford to approve 2014 Meeting Schedule.**

Affirmative votes: Mr. Hand, Mayor Walters, Mr. Conte, Mr. Conrad, Mrs. Rich, Mr. Bickford and Mrs. Gougher.

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7:00 p.m.

**Breakaway Walls in V Zone**

As the result of prior discussions Mr. Catanese prepared the following draft ordinance for Planning Board review & approval.

**BOROUGH OF STONE HARBOR CAPE MAY COUNTY, NEW JERSEY**

**ORDINANCE NO.**  
**DRAFT 11-22-13**

**AN ORDINANCE AMENDING CHAPTER 300 OF THE REVISED GENERAL ORDINANCES OF THE  
BOROUGH OF STONE HARBOR AND REGULATING CONSTRUCTION IN "V" ZONES**

WHEREAS, the Code of the Borough of Stone Harbor (the "Code"), at Chapter 300 (the "Flood Damage Protection Ordinance"), establishes regulations for flood damage protection within the Borough of Stone Harbor (the "Borough"); and

WHEREAS, recent amendments to the Best Available Flood Hazard Data issued by the Federal Emergency Management Agency ("FEMA") have altered the minimum base flood elevations in the Borough and resulted in a number of lots within the Borough being located within zones identified as V1-30, VE or V on the Borough's Flood Insurance Rate Map ("FIRM"); and

WHEREAS, the Borough Council (the "Council") desires to implement changes to the Flood Damage Protection Ordinance in order to secure safety from flood, provide for the health, safety and welfare of its citizens, and promote a desirable visual environment through creative development techniques, and

WHEREAS, the Council has determined the amendments set forth below achieve such purposes by requiring structures in the "V" zones to incorporate the use of breakaway walls or other barriers below the lowest floor in compliance with federal regulations.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Stone Harbor, Cape May County, New Jersey, as follows:

Section 1. Code Section 300-15(B)(4) is deleted in its entirety and replaced with the following:

(4) Space Below Lowest Floor. All new construction and substantial improvements shall have the space below the lowest floor constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Breakaway walls shall comply with the requirements of 44 C.F.R. 60.3(e)(5) or any successor federal regulation. Such enclosed space shall be useable solely for parking of vehicles, building access, or storage and shall be subject to existing zoning regulations including, without limitation, the definition of "Story" set forth in §560-10.

Section 2. If any portion of this ordinance is determined to be invalid by a Court of competent jurisdiction, that determination shall have no effect upon the remainder of this Ordinance, which shall remain valid and operable.

Section 3. All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, be and the same are hereby repealed.

Section 4. This Ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

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**7:00 p.m.**

**Motion by Mr. Hand and seconded by Mr. Bickford recommending the Borough Council consider and adopt the draft ordinance as presented this evening amending RGO Chapter 300 for Construction in V Zones.**

Affirmative votes: Mr. Hand, Mayor Walters, Mr. Conte, Mr. Conrad, Mrs. Rich, Mr. Bickford and Mrs. Gougher.

**Board Discussions: Waterfront Business District**

Mayor Walters stated that she had several phone calls over the Thanksgiving weekend from property owners situated, not directly on the bay side of the WBD, but on the Shelter Haven Basin along 99<sup>th</sup> Street & Corinthian Drive. Someone had showed the Heyer Gruel conceptual/draft plan for the Waterfront Business District to them and they are in opposition of having the walkway and lighthouse pier being built in the basin. The owners asked why a public hearing hadn't been held. Mayor Walters reassured them the plans are a conceptual draft only that offered possible design ideas. She also informed the owners that a public hearing would be held if and when the process called for it. Mr. Conrad noted that the Heyer Gruel presentation had been placed on the Planning Board posted agenda for the open public meeting held on September 9, 2013. Several Board members spoke in favor of parts of the redevelopment plan for the area from 96<sup>th</sup> to 97<sup>th</sup> on Third Avenue. Mrs. Rich stated she was unable to agree with them.

**Vacant Lots – Second Avenue**

Mayor Walters reported the Borough Council is in preliminary discussions to convert the vacant lots between 93<sup>rd</sup> Street & 94<sup>th</sup> Street along Second Avenue into a public parking lot. Board members agreed that this could be integrated into their own previous discussions on the Borough parking requirements. Ideally, the Borough Council will ask for a courtesy review by the Planning Board.

**2014 Budget**

Mr. Conte asked for an update on the Planning Board's funding request for the 2014 operating year. Mrs. Gougher stated that as of this date the Borough's A & F Committee has not changed the initial \$30,000.00 requested amount for professional fees. Mr. Bickford questioned the priorities in allocating monies for certain Borough projects but not to the Planning Board for their need to have qualified professionals to aid them in realizing the Board's goals.

**97<sup>th</sup> Street Parking**

Mr. Conte asked if the Borough Engineers, Remington Vernick, had reviewed the Heyer Gruel parking proposal. Previous discussion had centered on estimating the cost of the possible restriping of the parking lots in order to gain more spaces. Mayor Walters stated she has not yet seen any cost report from Remington Vernick. Mr. Conrad and Mr. Conte feel that continued discussions are needed with business owners to solve employee parking problems. Mrs. Rich feels that resolving the issue of employee parking should be on the individual business owner and should not be the responsibility of the Borough. The Board agreed that the need for employee parking is greatest only during a brief period in the summer months.

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Mr. Conrad noted the Board's work on creating a possible hotel/motel district continues. That, along with the plans for The Reeds expansion, calls for an informed decision with regards to the long term need for additional parking areas. Mr. Hand, who serves on the hotel/motel committee, agreed the parking issue along with reviewing current zoning restrictions in the district, is key to the preservation of the existing motels/hotels.

Mrs. Rich believes the existing motels have their own unique niche and charms and are full during the summer seasons. She feels that there is nothing stopping the current owners from updating the rooms. Mr. Hand said that the motel owners have told him they are not always full in the summer season & they want to do height expansions & room upgrades with their properties. Mr. Conrad feels that the Borough would best be served by motels of varying price structures as not all visitors can afford the price structure of The Reeds Hotel. Mr. Conte feels that the current motels do not have the current required 1.5 parking space per room, but have 1 space per room.

Mayor Walters noted one of the original intents in creating a hotel/motel district was to encourage more people to come and stay in Stone Harbor during the shoulder seasons and with the exception of The Reeds and Sun 'n Sand motel no other motel properties are winterized. Mr. Bickford agreed & he also stated the intent was to encourage investment by creating a zoning environment that would support investment in those properties. Condominium conversion is still an unwanted option for the existing motels/hotels. A change in use would require a review by Planning Board.

Board members agreed to integrate several existing committees into one committee. This will allow for a more in-depth review by the Board and preclude overlapping issues. The goals of the new committee must be established first, e.g., do we have a parking problem in Stone Harbor? Mrs. Rich feels we only have a parking logistics problem as the Borough does have ample spots but they are a few blocks off of the main business district. Most people want to park in the immediate vicinity of the stores and restaurants and are reluctant to walking any greater distances.

Mr. Conrad feels the parking issues are contingent upon what is to be done with the Waterfront Business District and the proposed Hotel/Motel Zone. If nothing is to be done then there is no need for additional parking spaces. He also feels that while building a basin walkway or a pier with a lighthouse might not be part of the WBD development there is a strong case for reviewing how to develop the bay side of Third Avenue, between 96<sup>th</sup> to 99<sup>th</sup> Streets. Mr. Hand and Mr. Bickford agree with this position.

**Motion by Mr. Conrad and seconded by Mayor Walters to disband the individual review committees of the Proposed Hotel/Motel Zoning District, Business District Parking Review, Waterfront Business District Committees and Residential C Zoning Review.**

Affirmative votes: Mr. Hand, Mayor Walters, Mr. Conte, Mr. Conrad, Mrs. Rich, Mr. Bickford and Mrs. Gougher.

A new consolidated committee consisting of Mrs. Gougher, Mr. Conrad and Mr. Hand as Chairman was established.

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Mr. Hand asked if his suggestion of having someone operate a valet parking concession was brought to the A & F Committees attention. Mayor Walters was not sure but said she would bring it to the committee's attention.

Mrs. Rich noted she has attended several of Roger Brooks's tourism classes. Mr. Brooks suggested that all municipal lots be as friendly as possible with 4 hour parking meters in every business district and permit all parking lots to have any length of stay possible. The lots would be managed thru a kiosk payment system with patrons having the ability to come in at 9:00am and remain the entire day if they choose to. They would be able to have additional funds posted electronically to their spots from remote locations.

Mr. Hand suggested having employees of the various businesses use the Marina lot @ 80<sup>th</sup> Street to help alleviate congestion in the business district. The employees could then utilize the AC Jitney service to get to their jobs. Mr. Hand did note that the jitney service was considering having a different hourly schedule for the 2014 season. Mr. Conrad noted that this would then allow our most prized parking spots to be available for tourists and residents patronizing the business district. He also feels we need to accommodate the employees parking needs and by utilizing the distant parking lots with free jitney service is a reasonable solution. Mayor Walters stated the AC Jitney is to have refueling stations in this area & this might help with scheduling times the jitney would operate the Marina lot for the employees use.

Mayor Walters noted the County is trying to coordinate uniform way finding signs throughout the entire County.

**PUBLIC SESSION**

Mr. Hand opened the public portion of the meeting. No one spoke.

Public session was closed.

**OLD BUSINESS**

Mr. Catanese had been asked to research if the Board/Borough Council could require breakaway walls in the V Zones. He feels FEMA regulations encourage some level of municipal control, as long as we are not regulating aesthetics and we do not preempt any FEMA rules. Mr. Catanese will prepare a resolution/proposed ordinance for the next meeting for Board's consideration.

**ADJOURNMENT**

Having no further business at hand Mr. Hand called for a motion to adjourn the meeting.

A motion to adjourn the meeting by Mr. Bickford and seconded by Mayor Walters. All members present voted in the affirmative.

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**December 16, 2013**

**7:00 p.m.**

APPROVED: February 10, 2014

ATTESTED: \_\_\_\_\_  
Patricia H. Wagner, Secretary Stone Harbor Planning Board