

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

**August 10, 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  
Wayne Conrad  
Perry Conte

**Board Solicitor:**

Andrew D. Catanese

**Board Secretary:**

Diane Frangiose

**Alternates:**

Lynne Dubler

**Zoning Officer:**

Joanne Mascia

**Members Not Present:**

David Coskey, Jr.

**Approval of July 13, 2015 Minutes**

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

**Public Hearing re adoption of Amendment to SH Master Plan (Resolution 2015-003)**

Mr. Catanese stated the Amendment to the Master Plan is to incorporate the Stone Harbor Municipal Public Access Plan. Mrs. Gougher advised the Plan was adopted by Council and submitted before the DEP provided the format of how it should be organized. Mr. Catanese said that subject to the changes proposed at the Planning Board's July 13, 2015 meeting and being made by Stockton, the Planning Board is in a position to adopt the Plan.

For the record, Mr. Catanese added that Ms. Dubler joined the meeting.

Mr. Catanese stated the process calls for opening the subject for public input. There was no public comment. Mr. Hand closed the public session. Mrs. Gougher made a motion to adopt the Plan and Mr. Conrad seconded the motion. Roll call was taken. All members present voted affirmatively.

# MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

August 10, 2015

4:30 p.m.

## Hotel/Motel District Sub-committee Report

Mr. Bickford said the sub-committee received a report from Heyer, Gruel which addressed a review of the business district zoning regulations as they relate to hotels and motels. Heyer, Gruel listed certain recommendations that should be considered with respect to changes that might be made to the current zoning Ordinance to encourage investment and development in the hotel/motel area. Specifically, the report focuses on three current restrictions: height, parking and building length. The report includes certain suggestions to either expand the setback or to include a stepping back to mitigate the impact on the adjacent residential property. With respect to parking, the report notes that the Ordinance currently requires 1.5 spaces per room. Suggested alternatives include reducing that requirement to 1 per room which it cites as a more typical standard in today's environment. It also talks about alternatives such as off-site parking and tandem spaces that could use the space more efficiently. Finally, with respect to the building length, what it notes is the building length is limited to 110 feet which on a bigger, double size lot would create inefficiencies with respect to space utilization.

Mr. Hand said the thought is to meet with some of the hotel owners and see if they have any input or suggestions. That meeting will take place within a month and then the report can be discussed further. Mr. Bickford stated he would e-mail the Report to all members.

## Waterfront Business District

Mayor Walters stated the Borough's Solicitor attended the last Council meeting and gave a wonderful presentation on the Waterfront Business District. Mr. Carusi said Council had a good discussion on it although one or two people had concerns which were discussed. Mayor Walters said when the public portion of the meeting was opened, there were one or two very negative comments made by the public who own homes in that area. Mr. Catanese said allowing the second and third floor residential puts back the residential value into properties which hasn't been there. Mayor Walters said that Council was very pleased to hear that. Mr. Catanese said that he had meetings with different members of the governing body to answer their questions and help them understand and have a working knowledge regarding the Waterfront Business changes being proposed and he came out of those meetings with four recommendations and a revised draft. Mr. Bickford said the Planning Board's effort was to mitigate the impact on the neighborhood but if Council feels it isn't necessary, he fully supports it. Mr. Carusi said that after Mr. Catanese met with several people, it made a big difference. Mrs. Gougher said she feels they are comfortable with the changes.

Mr. Conte said he is surprised that Council does not want a parking plan because the Planning Board spent a lot of time on creating one. Mr. Hand said he would think the neighbors would want to see it. Mayor Walters agreed. Mr. Conte said once it goes through, it is unfixable, if you don't require someone to have parking, you can't later say it was a mistake. Mayor Walters said if it is sent back to Council having the parking permits in it, it will delay everything another month at least and then there is no guarantee Council will vote. Mr. Carusi said his sense is that this would not pass if the parking requirement went the other way. Mayor Walters said it could go back to Council with a recommendation of the Planning Board that the parking permits be kept in there and if that becomes a problem with enforcement then it will have to be corrected.

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**Waterfront Business District (continued)**

Mr. Conrad said the Planning Board is fulfilling its function of thinking through the long term implications of this while still saying it respects Council's judgement if they say there is no need for a parking plan. Mr. Conte said there is no immediate urgency for the Planning Board to quickly finish this. Mr. Carusi said his concern about sending it back is that the judgment has already been made from Council conceptually and they are okay with it. Mr. Catanese said given the history, a failed vote or tight vote at the Planning Board is not the vote of confidence that the Board wants to send back to Council so polling everyone to find out where they stand on the parking issue would be a good idea. Messrs. Bickford, and Carusi said they can live without it. Ms. Dubler stated considering the only option she heard is the parking permit, she is concerned with sending it forward without parking. Messrs. Conte and Hand said they would like to see a parking plan in the Ordinance. Mayor Walters said she would like to see a parking plan in the Ordinance too but she doesn't think Council will vote for it. Mrs. Gougher said the parking permit plan is not going to work and she doesn't have a suggestion on another plan. Mr. Bickford said he is concerned that a requirement will be imposed which defeats the purpose of stimulating development in that part of town and creating an impediment to seeing the execution in reality of what has been talked about for so long. Mr. Conrad said that he is willing to compromise in order to get it done. Mr. Bickford suggested a vote be taken and then pass it to Council. Mr. Bickford moved and Mr. Carusi seconded that the Resolution be adopted as modified by Mr. Catanese with respect to the railing and be sent back to Council. Roll call was taken. Affirmative votes: Mr. Bickford, Mr. Carusi, Mr. Conrad, Mrs. Gougher, Mayor Walters. Non-affirmative votes: Mr. Conte, Ms. Dubler, and Mr. Hand. Mr. Catanese said he would make the edits and transmit them to Council.

**Public Comment**

Mr. Vincent LaManna spoke. He said with respect on the Hotel/Motel issue, a program was put in about two years ago raising a lot of the same issues that the Heyer, Gruel Report raised. One of the concerns and still a concern is the shoulder season support that is referenced in the Master Plan. It is a very good study and he commends the Planning Board's follow up. He further stated that without height and without parking accommodations, without parking reduction, an economically feasible project cannot be produced. He is happy to see that this is coming back to the Board and commends their attention to it.

**Old Business**

No one spoke.

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**New Business**

Mayor Walters stated Stone Harbor will be very busy in the Fall and Winter with several projects:

- The Library project is going to start immediately after Labor Day. The County awarded the contract and it should be started soon.
- Bids for the Dredging project came in last week. The bids were way over what was budgeted and the Solicitor and the Engineer are reviewing them. It is very possible that there is enough money to get the first two phases completed. There will be a public meeting on August 21, 2015 at 6 p.m. to explain the project.
- The Recreation tennis courts at 81<sup>st</sup> Street have received open space funds to do some renovations and Chelsea place will also be renovated. Equipment at Chelsea Place will be replaced. Lighting and bathrooms will not be added.
- Atlantic City Electric is going to put in all new poles on Stone Harbor Boulevard. They will be pulling the wires from the Marina on the other side of the bridge through 95<sup>th</sup> Street and coming out at 95<sup>th</sup> Street. Once the wires are in, all new poles will be put in down 95<sup>th</sup> Street to Second Avenue and then Second Avenue to 80<sup>th</sup> Street, going back up to Third Avenue which is Ocean Drive in Avalon and then go down to the sub-station at 60<sup>th</sup> Street. The project will take 70 days.
- The outfall pipe at 85<sup>th</sup> Street is going to be taken off.

Mr. Conrad asked what the timeline is for construction of the new library. Mayor Walters said the timeline is 18 months. The DEP has advised that the Core of Engineers has money for beach replenishment so we may be doing that also. One more project is that the Public Safety Committee came to an agreement on the police station. Mr. Carusi, Chair of Public Safety, said information on it will be rolled out to the Mayor and the public at the next Council meeting on August 18, 2015.

**Adjournment**

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

APPROVED: \_\_\_\_\_, 2015

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