

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

November 13, 2017

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Mayor Davies-Dunhour, 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 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.
Lynne Dubler
Charles C. Krafczek
Sandy Slabik (Alternate (I))

Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Zoning Officer:

Members Not Present:

Thomas Hand, Chairman
Wayne Conrad, Vice-Chair
Mia Donnell (Alternate II)
Ray Poudrier (Zoning Officer)

Approval of October 16, 2017 Minutes

Motion by Mrs. Gougher to admit the Meeting Minutes and seconded by Mr. Krafczek. Roll call was taken for members present at the October 16, 2017 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Bickford, Ms. Dubler, and Mr. Krafczek.

Flood Elevation Requirements

Mrs. Gougher advised Board Members that Mr. Poudrier could not be present at this evening's meeting, however, he provided copies of a Memo submitted requesting a review of the current Zoning Ordinance regarding the definition of "story" and a potential conflict between the Zoning Ordinance and the Flood Plain Ordinance. Board Members had a discussion regarding the issues and agreed that Mr. Catanese should draft a new Ordinance which will consider all components discussed, including the crawl space being designated as non-habitable space, design standards and FEMA requirements.

Master Plan Review and Discussion

Paul Kates of Mott & Associates provided the Board with a summary of the Master Plan Sub-Committee meeting held on November 1, 2017. The purpose of the meeting was to begin working through the various elements of the Municipal Land Use Law outlines and the Land Use Plan. Housing Plan and Utility Service Plans were also discussed.

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Master Plan Review and Discussion (continued)

Mr. Kates advised that Sub-Committee Member, Mr. Cathcart recommended the Borough consider the creation of a water reclamation facility next to the County pump station. It would fit well with Stone Harbor's commitment to the environment and there is a possibility it could be paid for with grants, thereby off-setting the cost to the Borough. The next Sub-Committee meeting will be held on December 6th. Drafts of short-term Master Plan goals will be finalized.

Public Comment

Mrs. Bernadette Parzych of 9925 Sunset Drive, spoke to Board Members about her concerns for the Borough possibly allowing cars to park underneath a home and whether that could cause property owners to dig out more. She asked, "Is it valuable to have extra parking or build the land"? She feels the Borough should make backfill mandatory and raise the island. Mr. Kates advised the Borough does have a Lot Grading Ordinance which stipulates water must be pumped out to the street and not trapped in a yard which prohibits a low lying basin.

Mr. Raymond Parzych of 9925 Sunset Drive, commented the island is sinking. He requests that Board Members consider and require land to be graded.

Mr. Gerald Blackman, Jr., Architect & Planner with Oliveri, Shousky, Kiss, made several comments from an Architect's perspective and raised issues of concern the Board should address regarding flood elevation and the definition of story. He also explained that FAR is implemented in urban areas to allow for reducing a footprint and allowing taller buildings, which the Borough does not currently allow.

Board Members agreed to consider comments and suggestions made by Mr. & Mrs. Parzych and Mr. Blackman.

Adjournment

Having no further business to discuss, Mayor Davies-Dunhour called for a Motion to adjourn the meeting. Mrs. Gougher made the Motion and Mr. Krafczek seconded.

APPROVED: December 11, 2017

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