

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

**December 11, 2017**

**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 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  
Thomas Hand, Chairman  
Wayne Conrad, Vice-Chair  
Lynne Dubler  
Charles C. Krafczek  
Sandy Slabik (Alternate I)  
Mia Donnell (Alternate II)

**Solicitor:**

Andrew D. Catanese

**Board Secretary:**

Diane Frangiose

**Zoning Officer:**

Ray Poudrier

**Members Not Present:**

Robert D. Bickford, Jr.

**Approval of November 13, 2017 Minutes**

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mrs. Gougher and seconded by Mr. Conrad. Roll call taken for members present at the November 13, 2017 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Ms. Dubler, Mr. Krafczek and Mrs. Slabik.

**Review and Approve Draft Ordinance for Bayfront Pools**

Board members discussed at length, the proposed draft Amended Ordinance regarding private residential swimming pools being constructed within 10 feet of the established bulkhead line without impairing the views of any properties or otherwise negatively impacting open space light or air, provided that such pools are limited in height to 30 inches above the horizontal plate of the bulkhead. It was unanimously decided to postpone approving the draft Resolution and to continue the discussion at next month's meeting on January 22, 2018.

**Review and Approve Draft Ordinance for Building Heights**

Board members discussed the proposed draft Amended Ordinance regarding various definitions affecting building heights in the Borough. The Amended Ordinance will establish consistency with the Flood Damage Prevention Ordinance and to better protect persons and property from loss due to flood waters. Board members decided to wait on approving the draft Resolution until the bulkhead Ordinance is approved since it will guide the building heights Ordinance.

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**Public Comment**

Mr. Ray Parzych spoke to the Board about the importance of the Planning Board recognizing the level of the island needing to be elevated and the impact it has so that no homeowners are surrounded by a sea wall. He further stated the bulkhead heights should be where the Borough wants them and the best way to implement it should be decided and the Planning Board should hold off on moving house heights up or allowing three story properties and allowing crawl space or a storage space underneath homes until the bulkhead heights issue is resolved.

Mrs. Bonnie Parzych addressed the Board regarding a new beachfront construction residential property located on 86<sup>th</sup> Street and whether the parking area for the residence is higher than 6 feet. Zoning Officer Ray Poudrier assured the Board and Mrs. Parzych that he would look into the matter and get back to her on it.

Mr. Jerry Blackman, Design Architect with OSK Design Partners, asked the Board if there is anything in the building height draft Ordinance related to shaded x zones where there is technically no flood elevation indicated on a FEMA Map. Mr. Catanese advised there is not. Mr. Blackman's 2<sup>nd</sup> question was regarding turrets and similar decorative appurtenances being excluded from the measurement of a building height. Mr. Catanese stated the Board did not include mention of it in the draft Ordinance. After a discussion on the topic, Mr. Catanese advised he and Mr. Poudrier would look at the issue and revise the draft Ordinance dealing with x zones.

**Approval of 2018 Planning Board Scheduled Meetings**

Mr. Hand requested the approval of the 2018 Planning Board Scheduled Meetings. Mr. Conrad made the Motion and Mayor Davies-Dunhour seconded. Affirmative vote by all Board members present.

**Master Plan Review and Discussion**

Paul Kates provided Board members with a summary of discussions the Master Plan Sub-Committee meeting had on November 6, 2017 regarding overhead utilities, lot grading and outdoor dining. Board members discussed the short-term objectives and progress of the Master Plan topics being addressed. The next Sub-Committee meeting will be held on January 3, 2017 at 3 pm at Borough Hall.

**Adjournment**

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

APPROVED: February 14, 2018

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