

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

February 12, 2018

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 2018 on December 18, 2017, 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
Robert D. Bickford, Jr.
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:

Wayne Conrad, Vice-Chair

Approval of December 11, 2017 Minutes

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mrs. Slabik and seconded by Mayor Davies-Dunhour. Roll call was taken for members present at the December 11, 2017 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Ms. Dubler, Mr. Krafczek, Mrs. Slabik and Ms. Donnell.

Approval of Amended 2018 Meeting Schedule

Motion requested by Mr. Hand to approve the Amended 2018 Meeting Schedule. Motion made by Mrs. Gougher and seconded by Mayor Davies-Dunhour. All members present agreed and voted affirmatively.

Nomination for 2018 Board Chairman and Vice Chairman

Nomination by Mr. Bickford to appoint Mr. Hand as Board Chairman. Seconded by Mr. Krafczek. All members present voted affirmatively.

Nomination requested by Mr. Hand to appoint Wayne Conrad as Vice Chairman. Nomination made by Mr. Bickford and seconded by Mayor Davies-Dunhour. All members present voted affirmatively.

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Approval of Professional Services Contract Board Solicitor

Mr. Hand requested a Motion to approve Professional Services Contract for Andrew Catanese, Board Solicitor, for the year 2018. Motion made by Mrs. Gougher and seconded by Mr. Bickford. All members present agreed and voted affirmatively.

Approve Resolution 2018-001 Appoint Board Solicitor

Motion requested by Mr. Hand to appoint Andrew Catanese as Board Solicitor. Motion made by Mr. Bickford and seconded by Mr. Hand. All members present voted affirmatively.

Nomination for 2018 Board Secretary

Mr. Hand requested a Motion to appoint Diane Frangiose as Board Secretary for the year 2018. Motion made by Mayor Davies-Dunhour and seconded by Mrs. Gougher. All members present voted affirmatively.

Master Plan Sub-Committee Update Report

Mr. Kates gave Board Members a project update on items discussed at the recent meeting. The goal of the meeting was to finalize the parking recommendation, discuss the Go Green Committee's recommendations and review the outline of ideas. He advised Mr. Angelo Caracciolo was present at the meeting filling in for Mr. Cathcart. Mr. Caracciolo suggested creating an award for the greenest house in Stone Harbor. The parking recommendation remained largely unchanged with the only addition being looking into a possible shuttle or jitney route that would circle downtown and the existing parking lots. The next Sub-Committee meeting will be held March 7, 2018 to discuss ideas that have been brought forth along with draft sections that have been prepared.

Flood Plain Ordinance Discussion

Mr. Poudrier provided Board Members with 1 dimensional drawings to show the current Flood Plain Ordinance no longer uses the phrase "the higher of 9' or Base Flood Elevation." He explained that V Zone means a home would be constructed 12' to the bottom of the lowest horizontal structural member, that also in the V Zone and Coastal A Zones, the Zoning Ordinance allows homes to be built to 32' in height above the Base Flood Elevation. Two homes side by side could theoretically have a difference in 5' of height as is the case at 1 and 7 86th Street. Another concern is when the phrase "the higher of 9 foot" was removed, a structure in an 8 foot elevation Zone which is generally higher ground, ends up with the lowest allowed structure height. That 8' ground could most likely be right next door to an X Zone which has no Base Flood Elevation and, therefore, is only limited to the two story Zoning Ordinance but if a 5'11" crawl space is added to two stories, one of which could be cathedral 2nd story, there could potentially be a 36' structure on the highest land in town. Board Members discussed Mr. Poudrier's concerns at length. It was decided that Mr. Catanese would draft an Amendment to the Ordinance to alter Base Flood Elevation to 11' or the greater of the definition by NAVD. The draft will then be reviewed by Council.

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Public Comment

Mr. Ray Parzych suggested the Planning Board draft an Ordinance to close the X Zone loop hole as soon as possible to avoid issues going forward. He said retaining wall issues and run off issues need to be considered as well by the Planning Board.

Jerry Blackman, Design Architect with OSK Design Partners, stated he supports a universal elevation to 11'. He asked if 11' is meant to be top of block plus 31 and Mr. Poudrier advised yes but in a V or A Zone where top of block is 12' plus 31 by FEMA. Mr. Blackman further stated that things encroaching on a setback should be considered by the Board.

Ms. Kim Park stated people should not be penalized for being in a good zone. The Borough should not have first stories with breakaway walls or horizontal fencing. Ms. Park would like the Board to revisit the rules regarding height restrictions on Court properties. She advised that a lot of owners would like to make improvements but not until the issue is settled. Owners need more space and Permits are needed to create usable storage or space. This issue should be addressed in the Master Plan.

Old Business

Mr. Krafczek stated he canvassed all owners on bay front properties and not a single one has a fence on the bulkhead. There is no need to discuss the fence Ordinance but the Board should move forward on changing pool sets flush at bulkhead height and allow it to go laterally to the established bulkhead. Mr. Catanese stated he would work on updating a draft Ordinance for review at next month's meeting.

Adjournment

Having no further business, Mr. Hand called for a Motion to adjourn the meeting. Ms. Donnell made the Motion and Mrs. Slabik seconded.

APPROVED: March 12, 2018

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