

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

**April 9, 2018**

**4:30 p.m.**

**CALL TO ORDER:**

The meeting was called to order by Mr. Conrad, 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  
Robert D. Bickford, Jr.  
Wayne Conrad, Vice-Chair  
Lynne Dubler  
Charles C. Krafczek  
Sandy Slabik (Alternate I)

**Solicitor:**

Andrew D. Catanese

**Board Secretary:**

Diane Frangiose

**Zoning Officer:**

Ray Poudrier

**Members Not Present:**

Thomas Hand, Chairman  
Mia Donnell (Alternate II)

**Approval of March 12, 2018 Minutes**

Motion by Mayor Davies-Dunhour to admit the March 12, 2018 Meeting Minutes and seconded by Mrs. Gougher. Roll call was taken for members present at the March 12, 2018 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Conrad, Ms. Dubler, Mr. Krafczek, and Mrs. Slabik.

**Discussion of Adding Angelo Caracciolo to the Master Plan Sub-Committee**

Mayor Davies-Dunhour advised that Mr. Caracciolo is interested in serving as a member of the Master Plan Sub-Committee. The Mayor made a Motion to add Mr. Caracciolo to the Master Plan Sub-Committee review team and Mr. Krafczek seconded. Board members unanimously agreed that Mr. Caracciolo should be appointed.

**Discussion of Resolution 2018-003**

Board members held a discussion regarding Council's request for the Planning Board to replace wording in the Resolution, specifically, the term "established bulkhead line". Mr. Catanese will draft an Amendment to Resolution 2018-003 to alter Section 560-38B to provide that a private residential swimming pool may be located or constructed between the main building and a point 5 feet from the actual bulk head to a maximum of 30 inches above the horizontal plate of the bulk head. Mr. Conrad asked for a Motion to Amend Resolution 2018-003. All members present voted affirmatively.

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**Discussion of Marijuana Medical and Recreational Laws in the State of NJ**

Board members discussed the Memo provided by Mr. Catanese which explained proposed legislation for legalization of medical and recreational marijuana in New Jersey. Consensus among Board members was there is no urgency to move forward on this subject at this time. Plans for the Borough's action on this topic will be discussed further.

**Master Plan Sub-Committee Report**

Mr. Kates provided an update on discussions held at the Sub-Committee's recent meeting on April 4, 2018. At the meeting, members reviewed the Committee's recommendation for the 81<sup>st</sup> St. Marina and they also discussed the pool setback from the bulkhead, which is currently under review. The 81<sup>st</sup> Street Marina is underused in its present form and has the potential to be a unique attraction within the Borough. Planned in conjunction with the redesign of the boat ramp and updated bulkhead Ordinance, the Marina could be developed into a park where fishermen, boaters, and others could enjoy the water and sunset.

**New Business**

No one spoke.

**Public Comment**

Ms. Kim Park of Stone Court addressed Board members concerning the Master Plan. She asked if the community will be given the opportunity to review a draft of the Master Plan before it is finalized. Mayor Davies-Dunhour advised that a Focus Group will be formed so members of the community can submit their thoughts prior to the Master Plan being completed. Ms. Park stated she would like to be a part of the Focus Group and would like the Sub-Committee to address homes on the Court where owners are interested in changing present height restrictions.

Mr. Emil Garlewicz, Jr. of Stone Court told Board members that he purchased his property 17 years ago. He is very interested in the Zoning and Planning Board considering changing current height restrictions for properties on the Court. The restrictions should enable the properties to remain with a cottage look and give owners room to develop more space.

Mr. John Chase of Stone Court stated he would like to renovate his home and he is thinking a few feet in height would help to give him space while maintaining the character of his home. He said Court property values are affected by the height of properties around the Court.

Mrs. Slabik stated she agrees that restrictions have been in place for quite some time and they should be reviewed. Mr. Krafczek agreed stating some areas have been overlooked and there is potential to consider changes in height restrictions. Mayor Davies-Dunhour stated the discussion should be continued with the Master Plan Sub-Committee possibly researching the history of the height restrictions and reporting back to the Planning Board. The Planning Board can then make recommendations. Mayor Davies-Dunhour stated the Board would like to hear from property owners of Court residences and she requested that Ms. Park get signatures from her neighbors. Ms. Park stated she will.

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**Adjournment**

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

APPROVED: May 14, 2018

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