

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

June 11, 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)

**Solicitor:**

Lyndsy Newcomb

**Board Secretary:**

Diane Frangiose

**Zoning Officer:**

Ray Poudrier

**Members Not Present:**

Wayne Conrad, Vice-Chair  
Mia Donnell (Alternate II)  
Ray Poudrier

**Approval of May 14, 2018 Minutes**

Motion requested by Mr. Hand to admit the Meeting Minutes. Motion made by Mrs. Slabik and seconded by Mrs. Gougher. Roll call taken for members present at the May 14, 2018 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Ms. Dubler, Mr. Krafczek, and Mrs. Slabik.

**Application Hearing: Himmelstein Associates, LLC**

Mr. Jeffrey Barnes introduced himself to members of the Board and stated that he was an Attorney for the Applicant, Himmelstein Associates, LLC. The Applicant is requesting Site Plan approval to construct a 1,558 square foot addition resulting in a 2,874 square foot retail use on Block 93.04; Lots 119 and 121, which is located in the Business District on the northwest corner of 94<sup>th</sup> Street and Third Avenue. Presently the property is being used as a furniture showroom and interior design center. Additional improvements include a parking lot as well as a drive through which is currently not being used. The Applicant is proposing an entryway within 5" of the Third Avenue property line and the remaining portion of the building setback 8', which will require a variance.

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**Application Hearing: Himmelstein Associates, LLC (continued)**

Attorney Lyndsy Newcomb attending the meeting for Borough Solicitor, Mr. Catanese, administered the oath to Mr. Robert Himmelstein who provided his name and address for the record. Mr. Himmelstein told the Board that he is the owner of Surfside Casual Furniture and 7 Mile Design. He stated that he has been in business since 1981 and has 5 locations. The Stone Harbor store location is the only 1 in Cape May County and has been open for 3 years. He stated that he wants to make the building part of the downtown market and would like it to have a similar concept to his Somers Point store. Mr. Barnes submitted Exhibits to Board Members for their review.

Mr. Jason Scullo of Scullo Engineering Services, LLC was administered the oath and provided testimony regarding his education and experience as an Engineer. He stated this project is the first he has worked on in Stone Harbor and the intensity of the use and functionality of the site will not change, just the appearance. Specific project details were outlined by Mr. Scullo, including lighting and landscaping, construction details, grading plan and storm water management.

Borough Engineer, Mr. Paul Kates of Mott Associates, LLC was administered the oath. Mr. Kates advised the Application has been reviewed for completeness using the checklist for Site Plans of the Borough Code. Applicant must comply with all state, county and local agencies having jurisdiction over the project. All other aspects of zoning must comply at the time of the issuance of building permits.

Ms. Newcomb stated voting on the approval of the Application would be done in 2 parts. The first vote would be for variance relief and the second for Site Plan approval. Voting on the issue of waivers was no longer necessary because the Applicant agreed to follow the Borough's Site Plan requirements.

Mr. Hand asked for a Motion to approve variance relief. Mr. Bickford moved the Motion. Mrs. Slabik seconded. Roll call was taken. Mr. Bickford, Ms. Dubler, Mr. Hand and Mrs. Slabik voted yes. Mayor Davies-Dunhour, Mrs. Gougher and Mr. Krafczek voted no.

Mr. Hand asked for a Motion to approve the Site Plan. Mr. Bickford moved the Motion. Ms. Dubler seconded. Roll call was taken. Mr. Bickford, Mr. Hand and Mrs. Slabik voted yes. Mayor Davies-Dunhour, Mrs. Gougher and Mr. Krafczek voted no. The meeting was re-opened as it was called to the attention of the Board that Ms. Dubler had not voted regarding site plan approval. Ms. Dubler voted yes, and all other Board members confirmed their votes as set forth above.

**Public Comment Re the Himmelstein Associates, LLC Application.**

Kelly Stiles spoke in favor of the Application commenting that lighting inside should be taken into consideration by the Board in the event another store uses the building. Public Session Closed.

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**Master Plan Update**

Mr. Kates advised the draft Ordinance discussed at last month's meeting is in progress and a draft was handed out to be reviewed by the Board.

**Public Comment**

Patty Chase stated she and her husband have been property owners at 50 Stone Court since 1999 and they are interested in raising their roof at least 5 feet to create a 2<sup>nd</sup> story for more living space. They do not want to change the character or charm of their home. She asked the Board if the subject of allowing additional height for homes on the Court is being considered and presented the Board with a letter addressing the request. Mr. Kates advised the topic is being discussed by the Master Plan Sub-Committee and property owners will be given an opportunity to provide feedback and input on the subject as discussions progress.

Mr. Jerry Blackman, Design Architect with OSK Design Partners, stated he would welcome the Borough's setback standard being further considered for residential properties, specifically in Districts A, B and C.

**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 the Motion.

APPROVED: July 9, 2018

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