

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

July 9, 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.
Charles C. Krafczek
Sandy Slabik (Alternate I)

Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Zoning Officer:

Ray Poudrier

Members Not Present:

Wayne Conrad, Vice-Chair
Lynne Dubler

Approval of June 11, 2018 Minutes

Motion requested by Mr. Hand to admit the Meeting Minutes. Motion made by Mrs. Gougher and seconded by Mr. Bickford. Roll call was taken for members present at the June 11, 2018 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Mr. Bickford, Mr. Krafczek, and Mrs. Slabik.

Approval of Resolution 2018-005

Mr. Hand asked for a Motion to approve the Resolution. Motion made by Mr. Krafczek and seconded by Mrs. Slabik. Roll call was taken and members who voted yes to approve the Himmelstein Application, Mr. Hand, Mr. Bickford and Mrs. Slabik, voted affirmatively to approve the Resolution.

Lot Grading Ordinance

The revised Ordinance amends and defines technical details and requirements. Mr. Catanese advised the amended Ordinance will give the Zoning Officer clear guidelines for applicants submitting and subject to lot grading plans. Board members discussed suggestions for further clarifications and additional language in the Ordinance. Based on the discussions of Board members, Mr. Catanese will provide a revised draft Ordinance to the Board for review.

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Master Plan Discussion

Paul Kates advised Board members that an update from the Master Plan Sub-Committee will be presented to the Board in September.

Public Comment

Ms. Kim Park of Stone Court addressed Board members regarding the need for homeowners on the Court wanting more livable space. She stated her home is 540 sq. feet and too small to be comfortable. She asked why the approval for owners who want to add a second floor can't be approved now instead of waiting for the Master Plan to be adopted in 2019. Mayor Davies-Dunhour replied more discussions are taking place on the subject and the Board would encourage homeowners to reach out via email or in person at a Planning Board meeting to express their interest in having approval for the allowance of second floor additions. The Mayor further stated that approval would impact all neighbors and potentially cause parking concerns and a loss of air and light and therefore, all aspects should be considered. Mrs. Slabik said she was of the understanding that second floors were permitted in the 1970's to 1990's and she would like to know why it was stopped. Would that reason be relevant today?

Ms. Robin Stiles of Stone Court told Board members that she has a two bedroom house, that 1/3 of the properties on her street do have a second story so why shouldn't she be permitted to add one? She further stated that utilities servicemen have to crawl in her loft to service her gas heater and she questions the safety of having those mechanics in her loft. She will send an email to Mrs. Gougher to present to the Planning Board with her request that more space be approved for owners who want to add a second floor to their existing home.

Ms. Linda Day of Stone Court stated to Board members that she would like to add a second story so her grandchildren could visit. She said this home will be their retirement home and she needs a bedroom to accommodate her grandchildren staying over. She also stated that her water heater is in the attic and there is not enough space to live comfortably as the house is right now.

Adjournment

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

APPROVED: August 13, 2018

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