

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

**August 13, 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:**

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

**Approval of July 9, 2018 Minutes**

Motion requested by Mr. Conrad to admit the Meeting Minutes. Motion made by Mrs. Slabik and seconded by Mayor Davies-Dunhour. Roll call taken for members present at the July 9, 2018 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Bickford, Mr. Krafczek, and Mrs. Slabik.

**Lot Grading Ordinance**

Board members discussed details of a revised Lot Grading Ordinance provided by Mr. Catanese. After the discussion, consensus among Board members was to move the Ordinance to Council for consideration and approval. Motion made by Mrs. Gougher and seconded by Mr. Krafczek. Roll call taken for members present. All members voted yes, with the exception of Mr. Bickford, who passed.

**Master Plan Discussion**

Mr. Kates provided Board members with an update on discussions held by members of the Master Plan Sub-Committee. Their next scheduled meeting is for September 12<sup>th</sup> at 3 pm at Borough Hall at which time they will talk about forming a productive focus group to include participants from the Garden Club, SHPOA and the Chamber of Commerce after a draft of the Master Plan has been prepared.

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**New Business**

Mr. Krafczek asked Board members to consider having Mr. Catanese draft a Resolution to change an existing Ordinance to address front stair setback and need for relief in residential zones A, B & C. Board members discussed the Ordinance and agreed that Mr. Catanese should write a draft and bring it back to the Board for review and forwarding to Borough Council for adoption.

**Public Comment**

Ms. Robin Stiles spoke to Board members reiterating her opinion that home owners should be given approval to allow second story space additions for homes on the Court. She advised that current homeowners oversee the parking spaces on their street and parking would not be an issue if this request were granted.

Mrs. Bonnie Parzych spoke to Board members stating she has been in many of the homes on the Court and almost all of them have a sleeping loft that is used as additional space when homeowners can't accommodate visiting family, however, the space is cramped and not ideal to be used for sleeping. Mrs. Parzych told Board members they should give homeowners approval to add additional space if they want to.

Ms. Kim Park spoke to Board members stating she agreed with the comments of the previous two speakers and she further advised the loft space is not safe and presents a risk in the event of fire or medical emergency. She agreed that homeowners do police the parking spots on their street and given the fact that some homes are never occupied, parking is not an issue. Ms. Park said she would like to volunteer to work with the Master Plan Sub-Committee on moving this issue forward for resolution and if given notice, she could easily have people attend a meeting to voice their interest as well.

**Adjournment**

Mr. Conrad called for a Motion to adjourn the meeting. Mayor Davies-Dunhour made the Motion and Mr. Krafczek seconded.

APPROVED: September 10, 2018

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