

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

**September 24, 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  
Wayne Conrad, Vice-Chair  
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  
Robert D. Bickford, Jr.  
Lynne Dubler

**Approval of September 10, 2018 Minutes**

Mr. Conrad requested a Motion to admit the Meeting Minutes. Motion made by Mayor Davies-Dunhour and seconded by Mrs. Slabik. Roll call taken for members who were present at the September 10, 2018 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Conrad, Mr. Krafczek, and Mrs. Slabik.

**Review of Draft Resolution re Front Stair Setback Ordinance**

Mayor Davies-Dunhour requested Board members to postpone review of the draft Resolution until Messrs. Hand, Bickford and Ms. Dubler are present at next month's meeting on October 22, 2018. Mr. Conrad requested a Motion to postpone the discussion. Motion made by Mr. Krafczek and seconded by Mayor Davies-Dunhour. All members present voted affirmatively.

**Affordable Housing**

Mr. Catanese advised Board members there are four components of the Affordable Housing Plan for the Borough which include funds for rehabilitation and designation, up to 10 residential apartments on 93<sup>rd</sup> to 99 streets, an Affordable Housing overlay in the business district zone which will allow a bonus third floor subject to increased setback requirements, and a mandatory new development with a minimum set aside of 15 to 20 residential units.

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**Affordable Housing (continued)**

Mrs. Gougher said the Affordable Housing programs will be administered through Triad Associates. Mr. Kates is in the process of drafting an Amendment to the Master Plan to adopt the Affordable Housing element provision. The draft and Ordinance Amendments will be heard at the next Planning Board meeting on October 22, 2018 and then forwarded to Borough Council for review.

**Public Comment**

Mr. Ray Parzych asked Board members if Special Counsel will be present at the next Planning Board meeting on October 22, 2018. Mr. Catanese stated yes.

**Adjournment**

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

APPROVED: September 24, 2018

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