

**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 of a recent settlement agreement between the Borough and the Fair Share Housing Center. When implemented, the settlement, approved by the Courts, will give the Borough immunity from builder's remedy lawsuits and the Borough will meet its Affordable Housing obligations until 2025.

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Affordable Housing (continued)

Mr. Catanese further stated there are four components of the Affordable Housing Plan for the Borough which include (i) funds for rehabilitation; (ii) designation of up to 10 apartment units for moderate and low-income individuals; (iii) units permitted on the 2nd and 3rd floors of commercial structures in the business district from 93rd to 99th Streets, which will be designated as an Affordable Housing overlay in the business district zone which will allow a bonus third floor subject to increased setback requirements, and (iv) mandatory new development set asides of 15% to 20% for affordable housing residential units.

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: October 22, 2018

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