

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

**November 26, 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.  
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:**

Lynne Dubler

**Approval of October 22, 2018 Minutes**

Motion by Mrs. Slabik to admit the Meeting Minutes and seconded by Mr. Conrad. Roll call was taken for members present at the October 22, 2018 meeting. Affirmative votes: Mrs. Gougher, Mr. Hand, Mr. Bickford, Mr. Conrad, Mr. Krafczek, and Mrs. Slabik.

**Kinckner Application Hearing re E-47 Stone Court, Lots 45, 46, 47, and 48.01**

Mr. Cory Gilman introduced himself to members of the Board and stated that he was an Attorney attending the meeting on behalf of the Applicants concerning property located at E-47 Stone Court. Mr. Gilman advised applicants requested minor subdivision of the property along the old property lines and variances for lot area, building coverage, side yard setback and lot frontage in February, 2017 however, the sub-division was not recorded with the County within 190 days and therefore, the Applicants are requesting the Board to approve the sub-division again noting that all Variances remain in full force.

Mr. Gary Thomas, Applicants' Professional Planner, provided his name and address for the record. Mr. Thomas provided testimony and stated that in his professional opinion, the Permits and Variances previously approved by the Planning Board are consistent with the work completed at the subject property.

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**Kinckner Application Hearing re E-47 Stone Court, Lots 45, 46, 47, and 48.01 (continued)**

Mr. Catanese stated for the record, there were no changes to the Plans previously submitted by Applicants, no significant changes to neighboring properties and Notices for the Hearing held this evening were sent out. Mr. Hand asked for public comment regarding the Application. There was none. Mr. Hand requested a Motion to approve the minor sub-division of the property. Mr. Krafczek made the Motion and Mayor Davies-Dunhour seconded. All members present voted affirmatively.

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

Board members discussed Borough Council's introduction of Ordinance 1538 regulating setback exceptions and concerns about the defined landings language. A decision to add language limiting the dimensions of the landings was agreed upon by all Board members with a recommendation that Council amend the Ordinance to include the definition at the beginning of next year.

**Master Plan**

Mr. Kates advised the Board that he is working on the draft which will be distributed to Sub-Committee members next week. A Sub-Committee meeting will be held in December.

**Public Comment**

Mrs. Bernadette Parzych asked the Board why it was necessary for the Ordinance regarding front stair setback exceptions and landings. Mr. Krafczek explained the aspects of the Ordinance and the benefits, including the allowance for design diversity and the importance of not creating the look of massive stairs with 14 risers going straight up on a property.

**Adjournment**

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

APPROVED: December 10, 2018

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