

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

March 11, 2019

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 2019 on December 18, 2018, 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
Lynne Dubler
Charles C. Krafczek
Jackie Mauro (Alternate II)
Sandy Slabik (Alternate I)

Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Zoning Officer:

Ray Poudrier

Members Not Present:

Approval of February 11, 2019 Minutes

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mr. Conrad and seconded by Mayor Davies-Dunhour. Roll call was taken for members present at the February 11, 2019 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Ms. Mauro and Mrs. Slabik.

Master Plan Sub-Committee Update Report

Mr. Kates provided Board members with a draft summary Timeline to Completion, Master Plan Outline and Master Plan Draft. He stated the documents should be reviewed by the Board and comments submitted at the next meeting on April 8th. Mayor Davies-Dunhour asked when the documents would be distributed to the governing body for review. Mr. Bickford stated he was reluctant to agree to the drafts being distributed broadly until the Planning Board has reviewed them thoroughly and discussed them at the next meeting. Mr. Kates assured Board members the Timeline would be realigned and community stakeholders will not be given the drafts until after the next Planning Board meeting on April 8th.

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New Business

Mr. Krafczek started a discussion with Board members regarding the Zoning Ordinance that states no variance is needed if a house was built before 1986 and an owner wants to rebuild on the same square footage lot. Mr. Krafczek is of the opinion that the Ordinance should be reviewed and revised to extend the Grandfather clause to all owners who want to tear down and build a home on the same lot, provided they are compliant with all other setback requirements and Zoning laws. Mr. Poudrier stated he currently has an owner who will be going before the Zoning Board for a variance since the house they tore down was built in 1999 and therefore, is not considered relevant to the Grandfather clause.

Board members held a discussion and Mr. Catanese stated as long as an owner hasn't merged with another lot under unity of title and is compliant with all other Zoning laws, it is a good idea to redefine the Ordinance. Mr. Catanese will discuss the subject further with Mr. Poudrier and draft changes to the Ordinance for Board members to review.

Public Comment

Mrs. Bernadette Parzych stated she is surprised this is the first time the Ordinance and Grandfather clause have come up since most lots are in the 50x110 foot range. She thinks it is a good idea for the Board to redefine the Ordinance.

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: April 8, 2019

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