

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

April 22, 2019

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Mr. Bickford, 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:

Jill Gougher
Robert D. Bickford, Jr.
Lynne Dubler
Jackie Mauro (Alternate II)
Sandy Slabik (Alternate I)

Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Zoning Officer:

Ray Poudrier

Members Not Present:

Mayor Judy Davies-Dunhour
Thomas Hand, Chairman
Wayne Conrad, Vice-Chair
Charles C. Krafczek

Application Hearing: Buckets Expansion

Ms. Tracy Siebold introduced herself to members of the Board and stated that she was the Attorney for the Applicant, Third & 97th Street, LLC. The Applicant is requesting Preliminary and Final Major Site Plan approval to reconstruct the second floor of the existing restaurant and bar to include an 80 seat indoor dining room and a 28 seat outdoor deck with canopy. The reconstruction requires raising the roof of the existing structure.

Mr. Catanese administered the oath to Messrs. Stokes, Gorodesky and Massing who provided their names and address for the record. Mr. Stokes, the Architect for the Buckets Expansion project, provided Board members with testimony and drawings regarding the proposal being presented.

Mr. Paul Massing, the Contractor and Owner's Representative, stated the building footprint will not change with the expansion project. He also stated a Deed or Easement to the trash area will be made to tie Buckets to The Reeds. Buckets will have access to The Reeds dumpsters. All cardboard is currently compacted, there is a morning trash pickup by the Department of Public Works for the Borough and private haulers also take trash throughout the day. The expansion project goal is to start on October 1st with completion by May 5th. A Permit Application will be submitted to replace the bulkhead up to 8 foot.

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Application Hearing: Buckets Expansion (continued)

Mr. Gorodesky, told the Board that he is the Managing Director of Buckets Bar and The Reeds Shelter Haven. He stated the expansion project described will include a dedicated employee break room with lockers and a place for employees to sit and eat while on break. A guest luggage storage room is also planned for the space where Wafflewich is located. Basin neighbor meetings are held every 6 months to give neighbors an opportunity to tell Management their concerns regarding property operations. At the meeting in April, there were no noise complaints and neighbors stated they were happy to hear that employees will have a dedicated break room.

Public Comment

Ms. Gina Macconi of 96th Street commented she had never been invited to The Reeds neighbor meetings although she has asked to be invited. She stated she spoke to Bob Sandman who was at the meeting last Saturday and the Buckets Expansion project was not discussed, he was totally unaware of it. Mr. Gorodesky stated Bob Sandman was not at the meeting last Saturday, that his wife did attend and the Buckets Expansion project was discussed in detail with neighbors at the October, 2018 meeting. Mr. Gorodesky advised Ms. Macconi that she will be added to the invitation list for future neighbor meetings.

Public Comment closed. Application hearing continued

Mr. Catanese advised Board members the Applicant's property was subject of prior Applications, Resolution 2014-002 and Resolution 2017-002, voting on this Application would ensure that all prior approvals would remain in place to the extent modified, the Applicant will comply with the comments of Mr. Kates in his Engineer's Report, the Applicant will provide the Board Engineer with 1) an updated Acoustic Report with details on the acoustic tiles; 2) a Lighting Plan; and 3) a Deed of Easement encumbering The Reeds property to ensure the processing of trash from the site and will coordinate as necessary with the Department of Public Works will be ongoing for adequate trash removal.

Mr. Catanese advised Board members there would be 3 votes taken. The first vote would be to grant the hardship variance under the C1 standard for the front, side and rear yard setback. Mr. Bickford asked for a Motion to approve the hardship variance. Ms. Dubler moved the Motion. Mrs. Gougher seconded. Roll call was taken. All members present were in favor and voted yes.

Mr. Catanese stated the second vote was to consider the broad C2 standard, does this Application advance the purposes of Zoning. Mr. Bickford asked for a Motion to proceed with the vote. Mrs. Gougher made the Motion and Ms. Mauro seconded. Roll call was taken. All members present were in favor and voted yes.

The third vote for Board members to consider was for the Conditional Use Site Plan and Waivers. Mr. Bickford requested a Motion, Mrs. Gougher moved the Motion and Ms. Mauro seconded. All members present were in favor and voted yes.

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Public Comment

Ms. Kim Parks thanked Board members for being invited to the Focus Group last Saturday. She stated 19 properties were represented, with over 30 people and Councilman Ray Parzych attended. She will continue to encourage people to follow-up with Mr. Kates by email. She asked when the next Sub-Committee meeting will be held. Mr. Kates stated the meetings are not public and will be held May 1. She said she will tell everyone to relay information to him before May 1.

Adjournment

Having no further business, Mr. Bickford called for a Motion to adjourn the meeting. Mrs. Gougher made the Motion and Ms. Dubler seconded.

APPROVED: May 13, 2019

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