

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

**May 13, 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 April 8, 2019 Minutes**

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mr. Conrad and seconded by Mrs. Gougher. Roll call taken for members present at the April 8, 2019 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Conrad, Mr. Bickford, Ms. Dubler, Mr. Krafczek, Ms. Mauro and Mrs. Slabik.

**Approval of April 22, 2019 Minutes**

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mrs. Slabik and seconded by Ms. Dubler. Roll call taken for members present at the April 8, 2019 meeting. Affirmative votes: Mrs. Gougher, Mr. Bickford, Ms. Dubler, Ms. Mauro and Mrs. Slabik.

**Master Plan Sub-Committee Update Report**

Mr. Kates provided Board members with a copy of the draft Master Plan for review. Members discussed specific aspects of the draft, including how it promotes architectural diversity, analysis of existing land use conditions and recommendations for future planning policies.

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**Master Plan Sub-Committee Update Report (continued)**

Mr. Hand opened the meeting to public comments and asked if anyone wanted to approach the Board. Ms. Lisa Wetzler of Linden Lane stated she and her family have the smallest house on the block and would like to raise their house to welcome more living space. She said parking would not be a problem since the same number of people would be utilizing the current parking spaces. Ms. Kim Park of Stone Court asked what the square footage is that is outlined in the draft and Mr. Kates stated 500 square foot is mentioned for a second floor as a starting point. Ms. Park advised not everyone wants to raise their house but for those who do, it would be an opportunity to be more comfortable with more space. Mr. Ron Estell of Weber Court stated he bought his home in 1983 and put a lot of work into it so it doesn't look like a box. He is optimistic to hear about setbacks. Mr. and Mrs. John Chase of Stone Court encouraged Board members to ease restrictions to allow a few more feet of living space. Mr. John Tracy stated he would like to have additional storage space and is in favor a second floor being permitted.

Mr. Will Haryslak introduced himself to Board members and stated he is an Architect in Avalon. He likes the idea of floor area ratio being considered by Stone Harbor, that 25% is admirable and leaves a lot of land on a lot. It gives Architects the opportunity to be more creative with landscaping options.

Mr. Catanese advised Board members a public hearing will be held on June 10, 2019 to formally adopt the draft Master Plan. He stated there are four components of the draft Master Plan that can stay in the draft as is or be removed upon their consensus. After lengthy discussions by the Board, the following decisions were made. The Resort Tax draft language will be removed from the draft, the Historic Preservation recommendation will stay in the draft, the Floor Area Ratio recommendation will remain in the draft and be considered going forward, and the Recreation Community Center Pool suggestion will remain in the draft and also be considered for future discussions.

**Old Business**

Mr. Kates advised he has found opportunities around the Borough where the outdoor dining policy could be used with strict enforcement Ordinances. He said Sea Isle City offers outdoor dining and could be a model for the Board. Board members discussed the matter and agreed to continue moving it forward for possible implementation in the Fall of 2019.

**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: June 10, 2019

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