

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

**June 10, 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:**

**Announcement regarding Marina Expansion Application Hearing**

Mr. Catanese advised Board members, and the audience in attendance, that the Marina Expansion Application Hearing originally scheduled for this evening was rescheduled to the next Planning Board meeting on June 24, 2019 at 4:30 pm.

**Approval of May 13, 2019 Minutes**

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mrs. Gougher and seconded by Mr. Conrad. Roll call taken for members present at the May 13, 2019 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Mr. Conrad, Mr. Bickford, Ms. Dubler, Mr. Krafczek, Ms. Mauro and Mrs. Slabik.

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**Master Plan Public Hearing**

Paul Kates provided a slide presentation for the Master Plan Reexamination Report and discussed specific details outlined, including an analysis of existing conditions within the Borough. He advised the Report is a visionary document that addresses requirements as outlined in the New Jersey Municipal Land Use Law. The law requires that a Municipality undertake a general reexamination of its Master Plan and development regulations at a minimum, every ten years. The Report is the culmination of the reexamination for the Borough of Stone Harbor and fulfills the required objectives.

**Public Comment**

Mr. Catanese administered the Oath to several members of the public who spoke to the Board. Public comments regarding the Reexamination Report were provided by Mr. Ashman, Mr. Blackman, Mr. Tomlinson, Mrs. Parks, Mrs. Parzych, Mr. Reddy and Mr. Wright. Discussions were held for having a timeline list of responsibilities attached to the Plan, consideration to Floor Area Ratio, financial data allocating finances for future projects, whether the language in the Master Plan is well worded and strong enough to allow electric poles being removed a priority, water issues on certain Borough properties, the environment, issues with smoke stacks, parking and FEMA requirements.

Mr. Krafczek stated all public comments given were valid. Mrs. Slabik advised the Planning Board is aware of identifying objectives in the Plan and will tackle them. Mayor Davies-Dunhour said action items will be taken care of by the Planning Board and/or Borough Council or both; all points raised would be discussed outside of the Plan. Mr. Bickford stated there is no need to delay adopting the Plan, it is self-policing and the Planning Board will prioritize a timeline for the Plan. All members agreed to discuss prioritizing the Plan at the next Planning Board meeting.

Mr. Hand requested a Motion to adopt the Plan. Mr. Conrad made the Motion and Ms. Dubler seconded. All Board members present voted yes. Mr. Catanese stated for the record, the 7 primary Board members vote will count on this vote and the Alternate's vote will not count.

**Adjournment**

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

APPROVED: July 8, 2019

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