

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

July 8, 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
Charles C. Krafczek
Sandy Slabik (Alternate I)

Solicitor:

Andrew D. Catanese

Board Secretary:

Diane Frangiose

Zoning Officer:

Ray Poudrier

Members Not Present:

Lynne Dubler
Jackie Mauro (Alternate II)

Approval of June 10, 2019 Minutes

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mr Bickford and seconded by Mrs. Slabik. Roll call taken for members present at the June 10, 2019 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Mr. Bickford, Mr. Conrad, Mr. Krafczek, and Mrs. Slabik.

Review and Approval of Resolution 2019-003 re Buckets Expansion

Mr. Hand requested a Motion to approve Resolution 2019-003. Motion made by Mrs. Slabik and seconded by Mr. Conrad. Roll call taken. All members present voted affirmatively.

Review and Approval of Resolution 2019-004 re Adoption of Master Plan

Mr. Hand requested a Motion to approve Resolution 2019-004. Motion made by Mrs. Gougher and seconded by Mr. Hand. Roll call taken. All members present voted affirmatively.

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Prioritizing the Master Plan

Board members discussed forming Sub-Committees for the top three Master Plan priorities to be assessed and examined. After a lengthy discussion, it was decided three Sub-Committees will be formed.

The Outdoor Dining Sub-Committee members will be Mr. Conrad, Ms. Dubler and Mr. Krafczek. Mayor Davies-Dunhour will reach out to the Chamber of Commerce to invite a member of the Chamber to join the Sub-Committee. Mr. Hand requested a Motion to form the Sub-Committee. Motion moved by Mrs. Gougher and seconded by Mr. Bickford. Roll call taken. All Board members present voted affirmatively.

The Courts Sub-Committee members will be Mrs. Gougher, Mrs. Slabik, and Ray Poudrier, who will be assisted by Andrew Catanese and Paul Kates.

The Courts Sub-Committee will discuss modifying the Zoning Map and the Zoning Ordinance to change the homes on the Courts to a Residential D Zone Map. If it is agreed upon and moved forward, ultimately, the Planning Board would make recommendations to Borough Council after reviewing the feasibility of making the necessary changes. Mr. Hand requested a Motion to form the Sub-Committee. Motion moved by Mr. Krafczek and seconded by Mr. Conrad. Roll call taken. All Board members present voted affirmatively.

The Valet Sub-Committee members will be Mr. Hand, Mr. Bickford and Mr. Krafczek. Mr. Hand requested a Motion to form the Sub-Committee. Motion moved by Mrs. Gougher and seconded by Mayor Davies-Dunhour. Conrad. Roll call taken. All Board members present voted affirmatively.

Grandfather Ordinance Amendment for Lots and Structures

Board members held a discussion on the language in the Grandfather Ordinance and Mr. Catanese provided clarification regarding the user friendly section of the Zoning Ordinance with regard to undersize lots. Board members will be provided a copy of the Ordinance and the topic will be discussed further at the August meeting.

Public Comment

Councilman Ray Parzych of Sunset Avenue commented the Master Plan prioritization sounds great. He further stated Board members should also move forward with adding the poles to the priority list.

Kim Park of Stone Court thanked Board members for making the Courts a priority and she volunteered to get owners of the Courts involved on the Sub-Committee if the Board members need further input. She stated parking on the Courts over the 4th of July holiday was great, there were available spots. She also feels the valet parking suggestion would be great for the town and perhaps a jitney service could also help if they extended service further down the island.

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Public Comment (continued)

Ann Fitzsimons from Jay's on Third restaurant told Board members that due to a power loss for two nights over the 4th of July holiday, their restaurant moved customers outside. Customers were so happy with the outdoor dining experience, they called to make reservations for the following night specifically requesting a table outside. Jay's would like to offer outdoor dining as a regular part of their business and encourages the Planning Board to keep this topic a priority.

Barbara Susanin of 109th Street addressed Board members with her concerns regarding the rezoning of the homes on the Courts to allow a second story to be built. She stated property values will be affected by what happens on the Courts and the character of the homes will change. Mayor Davies-Dunhour suggested to Ms. Susanin that she have property owners who properties back up to the Courts address the Planning Board with their concerns by writing an email, sending a letter or appearing in person at a Planning Board meeting. Mr. Krafczek said people living on the Courts are currently living with a fire safety issue for people who are sleeping in lofts and some of the owners are looking for approval for better living conditions. Ms. Susanin stated if a property on the Court is allowed to build a second story, her property will lose privacy and had she known when she bought her house that an owner on the Court might be able to add a second story, she would have thought differently in purchasing her home. She questioned why all surrounding property owners were not notified the Planning Board is in the process of making a recommendation to Council regarding the rezoning of the homes on the Court. Mr. Catanese advised there is no Notice requirement for a Zoning Ordinance, however, the Master Plan was published and notice was given to allow members of the community to attend a public hearing on the subject. Mayor Davies-Dunhour advised Ms. Susanin there is time for the Planning Board to hear from her neighbors, nothing is going to happen quickly without the Planning Board recommending to adopt the Zoning Ordinance change and sending it to Borough Council for review and vote.

New Business

Mr. Krafczek advised Board members of a terrifying incident regarding the traffic light on Third Avenue. His family was almost killed as they crossed the street. Mayor Davies-Dunhour stated she was walking on Third Avenue at the time and saw it happen. Mr. Krafczek suggested Borough Council have the police department post Officers at 96th Street and Third Avenue in the summer months to oversee traffic to avoid what is a very hazardous situation. Mrs. Gougher stated she would reach out to the County to see if they could arrange for a four way stop or an adjustment on the traffic light allowing people to cross safely.

Adjournment

Having no further business, Mr. Hand called for a Motion to adjourn the meeting. Mr. Bickford made the Motion and Charles Krafczek seconded.

APPROVED: August 12, 2019

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