

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

September 16, 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.
Lynne Dubler
Charles C. Krafczek
Sandy Slabik (Alternate I)

Solicitor:

Lyndsy Newcomb

Board Secretary:

Diane Frangiose

Zoning Officer:

Ray Poudrier

Members Not Present:

Wayne Conrad, Vice-Chair
Jackie Mauro (Alternate II)

Approval of August 12, 2019 Minutes

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mayor Davies-Dunhour and seconded by Mrs. Slabik. Roll call taken for members present at the August 12, 2019 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Mr. Bickford, Mr. Krafczek and Mrs. Slabik. Ms. Dubler arrived at the meeting after this vote was taken.

Letters Received from Property Owner

Correspondence was received by the Planning Board from property owner Lawrence Witmer, Jr. regarding the Planning Board and Borough Council approving homes on the Court to be enlarged. A copy of the letter was distributed to Board members, and entered into the Planning Board Record.

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Approval of Resolution 2019-005 for Nonconforming Lots & Structures

Mr. Hand requested a Motion to approve Resolution 2019-005 regarding the Planning Board's recommended adoption of the Ordinance for Nonconforming Lots & Structures by Borough Council. Mrs. Slabik made the Motion and Mr. Krafczek seconded. All members present voted affirmatively.

Discussion of Living Fences Ordinance

Mr. Poudrier distributed copies of the current Stone Harbor Ordinance regarding fences for single family homes. He advised there is no term "living fence" in the Stone Harbor code definition of a fence. Board members discussed established bulkhead lines, views, and beachfront properties and agreed the Ordinance would pertain only to waterfront properties. It was decided that Lyndsy Newcomb, the Solicitor attending the meeting on behalf of Andrew Catanese, would draft an Ordinance with design standards and proposed language that can be reviewed by the Board at the next meeting on October 28, 2019.

Master Plan Sub-Committee Update Reports

Mr. Krafczek provided an update stating the Valet Sub-Committee had met and is in the initial stages of discussing drop off and pick up locations, the possibility of a start time being 5 pm and ending time being 11 pm. Board members discussed various parking locations throughout the Borough and the feasibility of using one location as a drop off and a second location as a pick up for valet customers. The Sub-Committee will continue to update Board members as the project unfolds.

Mr. Kates stated the Outdoor Dining Sub-Committee had met and is in the process of creating standards that would be included in the outdoor dining Ordinance, including lighting, music, tables and chairs and timing. Mr. Kates plans on meeting with the County to find out if they would be agreeable for the Borough to offer valet parking and outdoor dining on the 300 block of 96th Street. The Board will continue to be updated as the Sub-Committee continues their work on this topic.

Mr. Kates advised the Courts Sub-Committee had met and identified issues that could arise for and against the Borough allowing homes to be enlarged. The Sub-Committee is in the process of reaching out to a few Architects to get their opinions on the subject. The Board will be updated at the next Planning Board meeting.

Public Comment

Mr. Witmer Jr. of D58 Weber Court, provided Board members with a letter regarding his opinion on the homes on the Courts being permitted to be enlarged. He would like to be able to add a second floor to his current 530 square foot living space.

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Public Comment (continued)

Mr. Allingham of 382 92nd Street, urged Board members to consider privacy rights for Borough property owners. He stated privacy impairment could be exchanged by a view Ordinance. He asked what the procedure is for an Ordinance to be adopted. Mayor Davies-Dunhour advised prior to an Ordinance being adopted, there is a process in place that includes introduction of an Ordinance, discussion by Borough Council, advertisement in local newspapers requesting public input and a public hearing.

Ms. McAllister of 372 92nd Street, stated property owners are facing privacy concerns, weekly renters, air quality, sound scaping, beautification and trees. Privacy matters.

Mrs. Parzych of 9925 Sunset Avenue, said she was in agreement with Mr. Allingham's comments. She questioned the definition of a fence, saying if you have a line of bushes on your property, it's not a fence. She urged the Board to consider limiting landscaping on the curb side of the sidewalk.

Ms. Park of 6 Stone Court, asked Board members if letters received by the Board would be part of the Meeting Minutes. Mr. Hand stated yes, they would. Ms. Park also asked Mr. Kates if the Courts Sub-Committee is going to reach out to specific Architects. Mr. Kates advised the discussions are in the initial stages and Mr. Catanese is putting a list together. Ms. Park stated the Board needs to remember that for homeowners on the Court to make improvements, they will need incentive to do it. Mr. Kates advised if a second story is permitted on homes on the Court, homeowners will be required to be in conformance with current Borough codes.

New Business

Mr. Hand asked for the topic of Smugglers Cove to be added to the October Planning Board Agenda. Mayor Davies-Dunhour stated she will provide Board members with information and documents regarding Smugglers Cove to review prior to next month's meeting.

Mr. Hand asked Mayor Davies-Dunhour if she spoke to County officials regarding the crosswalk at 96th Street and Third Avenue. The Mayor stated she received an email from County official Bob Church who advised the County has a traffic Consultant looking into the possibility of installing a red left turn signal and audible signal at that location. Further updates will be provided as they become available.

Adjournment

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

APPROVED: October 28, 2019

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