

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

December 9, 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
Thomas Hand, Chairman
Wayne Conrad
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:

Jill Gougher
Robert D. Bickford, Jr.

Approval of November 18, 2019 Minutes

Mr. Hand requested a Motion to admit the Meeting Minutes. Motion made by Mayor Davies-Dunhour and seconded by Mr. Conrad. Roll call taken for members present at the November 18, 2019 meeting. Affirmative votes: Mayor Davies-Dunhour, Mrs. Gougher, Mr. Hand, Mr. Conrad, Ms. Mauro and Mrs. Slabik.

Resolution 2019-2006 re Stone Harbor Dunes, LLC

Mr. Hand requested a Motion to memorialize and approve Resolution 2019-006. Motion made by Mayor Davies-Dunhour and seconded by Mr. Krafczek. Roll call taken. All members present voted affirmatively with the exception of Mr. Hand who abstained because he was not present for the Application hearing.

Master Plan Sub-Committee Update Report

Updates will be available from the Sub-Committees at the next meeting on January 13, 2020.

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New Business

Mr. Hand started a discussion with Board members regarding the Planning Board reviewing setback guidelines for people purchasing multiple lots and building larger homes. He stated there are concerns for visual impact to the community as demand for larger square footage homes increases. Mr. Conrad stated he was a member of the ROA years ago and was surprised to learn from a survey of non-resident property owners, that people were buying into the community for a limited time with no real intention of living in Stone Harbor full-time or retiring here. He is concerned this trend has continued and will affect the town in many ways, including the business district. Board members agreed to have Subcommittee members Mayor Davies-Dunhour, Mrs. Slabik and Mr. Poudrier review this topic and report back to the Planning Board in the new year.

Mr. Catanese advised he will not be returning as Solicitor for the Planning Board in 2020. He thanked members of the Board for giving him the opportunity to serve and he stated that he will be available to assist with the Board's transition to a new Solicitor. Board members agreed that a Sub-Committee of Mrs. Gougher, Mr. Hand, and Mr. Krafczek should meet with Mr. Caracciolo and the new Administrator in early January to best determine how to work in conjunction with the Zoning Board for the appointment of a new Solicitor.

Public Comment

Ms. Kim Park, of Stone Court, asked Board members if the information gathered by Borough Engineer Paul Kates will be available to the Planning Board now that Mr. Kates has resigned from Mott Associates. Mayor Davies-Dunhour advised Mr. Kates will be submitting his proposal to continue as Borough Engineer in 2020 under his newly formed firm and regardless of whether he is appointed or not, all information will be available to the Board.

Mrs. Parzych, of Sunset Avenue, said Mr. Conrad's comments about the ROA were eye opening for her and she feels it may have had an influence on the Smuggler's Cove issue.

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: January 13, 2019 2020

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