

**BOROUGH OF STONE HARBOR, NEW JERSEY  
PLANNING BOARD  
REGULAR MEETING  
March 9, 2020**

Tom Hand called the Regular Meeting of the Stone Harbor Planning Board to order at 4:30 p.m. He 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 2020 on December 14, 2019, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

**ROLL CALL**

**Members Present**

Tom Hand, Chairman  
Mayor Judy Davies-Dunhour  
Robert D. Bickford, Jr.  
Lynne Dubler  
Charles C. Krafczek

**Alternate Present**

Sandy Slabik

**Alternate Absent**

Jackie Mauro

**Member Absent**

Wayne Conrad, Vice-Chair

**Attorney Present**

Paul Baldini, Esq.

**Secretary Present**

Kate McGonagle

**Zoning Officer Present**

Ray Poudrier

**MINUTES**

Upon a motion by Mrs. Slabik, seconded by Mr. Bickford, that the minutes of the Regular Meeting of February 10, 2020 be adopted. The motion to approve the minutes was carried unanimously on a roll call vote.

**OLD BUSINESS**

Mr. Bickford made a motion, seconded by Mayor Davies-Dunhour that the resolution be memorialized. The motion was approved unanimously by roll call vote.

Memorialize Resolution #003-2020, Charles Street Developers

ROLL CALL VOTE

Resolution 2020-003

Mr. Bickford	AYE
Ms. Dubler	AYE
Mrs. Slabik	AYE
Mayor Davies-Dunhour	AYE
Chairman Hand	AYE

Charles C. Krafczek  
Robert Smith

RECUSED  
RECUSED

### **NEW BUSINESS**

Mr. Kates discussed amending ordinance 560-13 to adjust the impervious and semi-previous lot coverage maximum limitations that are currently in place.

Mr. Kates presented a draft for a lot grading ordinance that would require all future construction to set landscaping guidelines for the area between the curb and sidewalks to decrease storm water runoff. Porous asphalt, porous concrete, other forms of hardscaping, grass and vegetation were discussed. Mr. Kates displayed images of homeowners that have already installed elevated flower beds and retaining walls to prevent flooding. Mr. Kates also mentioned the idea of street elevations. The Board will review options with the Flood Mitigation Committee.

### **REPORTS**

#### **Master Plan Sub-committee Update Report**

Outdoor dining moved to council for the March 23rd Planning Board meeting for possible introduction. Discussion to follow at Council Meeting on 4/7/2020.

Mr. Kates stated that he is continuing to work on the draft for the Valet Parking project to then be sent to the Sub-committee for review. He expects the draft to be forwarded to the Board members by the close of this week. The draft will be prepared by Paul Baldini, Solicitor, and then presented to the public Safety Committee and Cape May County for approval. Lastly, the draft will be presented to council and then put out to bid.

### **PUBLIC COMMENT**

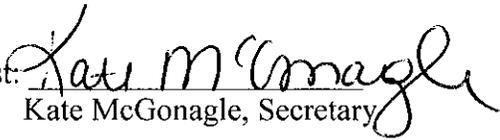
Frank Bowen-9821 Third Avenue, business owner of Shore Juice suggested a solution for the potential for outdoor dining regarding the slants on sidewalks that make tables and chairs unbalanced. Mr. Bowen proposed tables and benches with varying measurements for the legs that are designed to sit flush with the sidewalk.

Jerry Blackman OSK-9616 Second Avenue made comment regarding the draft lot ordinance. Mr. Blackman relayed that he did support the ordinance but did have some concerns.

The next regularly scheduled meeting will be on March 23, 2020.

With there being no other business, upon a motion of Mayor Davies-Dunhour, seconded by Mr. Krafczek and unanimously approved, the meeting was adjourned at 5:44 p.m.

Approved:

Attest:   
Kate McGonagle, Secretary

March 10, 2020