

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

**May 11, 2020**

**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 2020 on November 22, 2019, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board. The meeting was held via video conference format through Zoom.

**Roll Call**

**Members Present:**

Mayor Judy Davies-Dunhour  
Thomas Hand, Chairman  
Wayne Conrad, Vice-Chair  
Robert D. Bickford, Jr.  
Lynne Dubler  
Charles C. Krafczek  
Jackie Mauro (Alternate II)  
Sandy Slabik (Alternate I)

**Solicitor:**

Paul J. Baldini

**Board Secretary:**

Kate McGonagle

**Zoning Officer**

Ray Poudrier

**Engineers/Planners**

Kates Schneider  
Engineering, LLC

**Members Not Present:**

**Approval of March 9, 2020 Meeting 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 March 9, 2020 meeting. Affirmative votes: Mr. Bickford, Ms. Dubler, Mr. Krafczek, Mrs. Slabik, Mr. Smith, Mayor Davies-Dunhour and Mr. Hand

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**4:30 p.m.**

**Application Hearing re 9001 Sunset Drive aka the Stone Harbor Yacht Club**

Reverend Conrad, Ms. Dubler and Mrs. Slabik were recused from the hearing. Mr. Cory Gilman, introduced himself to members of the Board and stated he is the Attorney for the Stone Harbor Yacht Club located at 9001 Sunset Drive (Blk 90.91, Lot 184.01- located in the A zone.) Mr. Gilman advised the Board that Applicant is seeking an approval of minor amendments to the site plan for expansion approved by the Stone Harbor Zoning Board of Adjustment in 2017. Mr. Gilman states that there are no variances required for the proposed amendments to the site plan application. Mr. Gilman also stated that the minor modifications that are being requested will not expand nor exasperate any of the existing nonconformities at the site. Mr. Gilman states that the minor modifications to the site plan include one repaving and relining of the parking lot which will result in a one-way direction drive aisle and four additional parking lot spaces- one of which will be an ADA compliant handicap parking space. Mr. Gilman states that a second amendment would allow the reconstruction of a ramp and landing which would be also be ADA compliant. A third modification of the existing site plan is a decrease in lot coverage due to the remodeling of the landscaping to the front of the building. Lastly, Mr. Gilman advises the Applicant is requesting approval for a pergola to be installed at the site. Mr. Gilman requested the Board consider a waiver from full imposition of site plan requirements due to the minor changes requested.

Mr. Baldini administered the Oath to Messrs. Blackman and Miner. Mr. Miner, the general manager of the Stone Harbor Yacht Club, provided his name and address for the record. Mr. Blackman, a professional architect and expert planner of OSK Design Partners, provided his name and address for the record. Mr. Blackman provided in-depth testimony regarding the Application and stated that in his professional opinion, the minor amendments requested are consistent with the work to be completed at the subject property. Mr. Blackman gave an overview of the site plan and referenced the driving aisle's ability to accommodate emergency vehicles. Mr. Blackman testified that he has consulted with the fire chief about the accessibility of emergency apparatuses at the site. Mr. Blackman testified that concerns were addressed and that he is comfortable that the site plan will accommodate any sized vehicle. Mayor Davies-Dunhour and Mr. Krafczek stated that two parking spots upon entry and two parking spots located at the exit of the driving aisle may present difficulty for emergency apprentices coming in and out. Mr. Blackman responded that a striping change can be made. The Board requested direct approval from Chief Stanford to indicate that he is in agreement the striping of the parking lot on site as a condition of approval.

Mr. Baldini administered the Oath to Mr. Kates, Board Engineer. Mr. Kates stated the Engineer's Report was provided by OSK Design Partners and it meets all requirements with no major issues. Mr. Kates states that he supports the waiver for the site plan elements that were not included in the original application.

Public comment regarding the proposed Application was requested by Mr. Hand. Mr. Baldini administered the Oath to Mrs. Jeanne Grimes of 8916 Sunset Drive. Mrs. Grimes complimented the site and indicated her only concern was the size of the tractor trailer food delivery truck that the Stone Harbor Yacht Club utilizes in the summer season. Mrs. Grimes' expressed concern for the children in summer camps that are operational during at the time of delivery. Mrs. Grimes suggested a smaller delivery truck be considered for delivery from US Foods. Mr. Miner addressed this concern, by stating he would reach out to the vendor and see if they could accommodate the request and/or see if they could make delivery earlier during the day.

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**Application Hearing re 9001 Sunset Drive (continued)**

Mr. Baldini stated an affirmative vote would grant with the following conditions: 1. The applicant will work with the fire chief to come to an agreement to the best way to stripe the parking spots at the site.

Mr. Baldini advised the approval hereby granted is specifically based upon the testimony, evidence and documentation submitted to the Board during the hearing. Mr. Baldini advised that the Board reserves the right to modify or deem this Application null and void if in the future, testimony, evidence and documentation are determined to be inaccurate.

Mr. Hand requested a Motion to grant the variance requested. Motion made by Mr. Bickford and seconded by Ms. Mauro. Roll call taken. All Board members present voted affirmatively.

**Master Plan Sub-committee Update Report**

Mr. Kates stated the committee is continuing to move forward with the plans for outdoor dining. The Board discussed addressing current ordinances that may conflict with outdoor dining. The need for a Hold Harmless Agreement with the County was also discussed regarding outdoor dining at businesses located on County roads. Mr. Kates stated that the Courts Committee is waiting for responses from architects that are reviewing standards that were presented by the committee. The Board agrees to continue working on the Valet Parking projects.

**New Business**

None

**Public Comment**

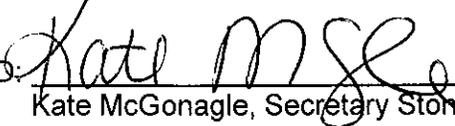
No one spoke.

**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: \_\_\_\_\_ May 28, 2020

ATTESTED: \_\_\_\_\_

  
Kate McGonagle, Secretary Stone Harbor Planning Board