

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

June 8, 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 (Arrived at 5:10 PM)

Jackie Mauro (Alternate II)
Sandy Slabik (Alternate I)

Members Not Present:

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer

Ray Poudrier

Engineers/Planners

Kates Schneider
Engineering, LLC

Approval of May 11th, 2020 Meeting Minutes

Mr. Hand requested a Motion to approve the May 11th, 2020 Meeting Minutes. Motion made by Reverend Conrad and seconded by Mayor Davies-Dunhour. Affirmative votes: Mr. Bickford, Reverend Conrad, Ms. Dubler, Ms. Mauro, Mrs. Slabik, Mr. Smith, Mayor Davies-Dunhour, and Mr. Hand.

Memorialization of Resolution 2020-004 Stone Harbor Yacht Club

Mr. Hand requested a Motion to approve Resolution 2020-004 pertaining to the Stone Harbor Yacht Club. Motion made by Mr. Bickford and seconded by Mayor Davies-Dunhour. Affirmative votes: Mr. Bickford, Ms. Mauro, Mr. Smith, Mayor Davies-Dunhour and Mr. Hand.

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Reminder to Board Members

Mr. Hand reminded Board Members to complete online training to remain in compliance with Storm water requirements through NJDEP.

Discussion of Lot Grading

Mr. Kates discussed amending ordinance 560-13 to adjust the impervious and semi-pervious lot coverage maximum limitations that are currently in place. Mr. Kates and the Board previously discussed a draft for the 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 previously discussed. Board members concluded that the decision of the landscaping should be the homeowner's decision. Mr. Kates presented this recommendation to the Flood Mitigation Committee. Mr. Kates testified that in response to the Board's recommendation, the Flood Mitigation Committee is strongly in support of eliminating the grassy vegetation in the area between the curb and sidewalks. Members agreed that if a homeowner does decide to have grass, that a drip irrigation system would be required to help water conservation. The Board came to a consensus that Mr. Kates would modify a drafted ordinance per the Board's recommendation and present the ordinance during the next council meeting's work session on June 16, 2020 with the Flood Mitigation's caveat for discussion.

Outdoor Dining Update

Mayor Davies-Dunhour informed the Board that the Outdoor Dining ordinance was passed.

Master Plan Sub-committee Update Report

Mr. Kates stated that the Courts Committee is waiting for renderings from architects that are reviewing standards that were presented by the committee. Mr. Kates and Mr. Poudrier will arrange a meeting to discuss continuation of the project.

Mayor Davies-Dunhour suggested that Mr. Kates, Mr. Poudrier and Mr. Baldini should continue working toward reviewing current zoning codes. Mr. Kates plans to orchestrate subcommittee meetings.

Mr. Kates testified that he is continuing to work on the Valet Parking project and has reached out to schedule meetings to review locations and the RFP.

New Business

Mr. Poudrier informed the Board that he is waiting for the submission of the site plan for The Immaculate Heart of Mary (Blocks 111.01, 111.02, 112.01, and 112.02, Lots-various).

Mr. Poudrier and the Board discussed instating a pile driving ordinance. Mr. Poudrier explained that the Borough is currently operating under the guidelines of state construction code that requires architects who decide against using piles during construction to hire an engineer to certify the soil can sustain the weight of the structure.

Public Comment

No one spoke.

Adjournment

Having no further business, Mr. Hand called for a Motion to adjourn the meeting. Mrs. Slabik made the Motion and Mayor Davies-Dunhour seconded.

APPROVED: _____

ATTESTED: _____
Kate McGonagle, Secretary Stone Harbor Planning Board