

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

August 10, 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
Robert Smith-Administrator
Thomas Hand, Chairman
Wayne Conrad, Vice-Chair
Robert D. Bickford, Jr
Lynne Dubler
Jackie Mauro (Alternate II)
Charles C. Krafczek
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

Salute to Flag

Approval of July 13, 2020 Meeting Minutes

Mr. Hand requested a Motion to approve the July 13th, 2020 Meeting Minutes. Motion made by Mr. Conrad and seconded by Mrs. Slabik. Affirmative votes: Mr. Conrad, Ms. Dubler, Mr. Krafczek, Mrs. Slabik, Mr. Smith, Mayor Davies-Dunhour, and Mr. Hand.

Lot Grading Update

Mr. Kates reported that he attended a FEMA-sponsored Flood Mitigation workshop with the NJ Office of Planning Advocacy. Mr. Kates further noted that with all of the information gathered from the workshop, he felt the best fit solution to ease flooding in Stone Harbor was to outline an Overlay Zone. Increased flood regulations would be enforced in the Overlay Zone in conjunction with the construction of retaining walls built on property lines of newly developed dwellings. Mr. Kates informed the Board that constructing retaining walls would allow for the elevation of streets in the future. The Board agreed that the current Ordinance pertaining to storm water drainage will remain intact. The Ordinance currently states that the requirement of retaining walls are at the discretion of the Borough Engineer.

Master Plan Sub-committee Update Report

Mr. Kates informed the Board that he is scheduling meetings with the Courts sub-Committee and the Valet sub-Committee. Mr. Kates stated that he will update the Board on any new information gathered at the next Board meeting.

POD/Dumpster Ordinance

Mr. Baldini presented a drafted Ordinance concerning the utilization of PODs (portable storage containers), Dumpsters and Cleanup guidelines which the Board previously spoke about. The Board reviewed and discussed the draft ordinance that included definitions, the upkeep of job sites, time constraints and placement of storage containers. Mr. Poudrier stated that he had spoken with one Septic company that many contractors utilize about the setback of the portable toilet facilities. The company relayed that it was unable to accommodate the desired setback locations due to the length of their sewer hose. Mr. Poudrier also mentioned concerns from residents regarding the proposed location requirements of the portable toilets. Mr. Krafczek relayed that he would be reaching out to other Septic businesses to see if it is possible to accommodate the Board's desired setback for the portable facility. Mr. Baldini stated that he is going to make minor adjustments to the draft and present it at the upcoming meeting.

New Business

Mayor Davies-Dunhour told the Board that she is meeting with someone from the Audio and Visual Department at ACCC about conducting Hybrid meetings. Mayor Davies-Dunhour said she will bring more information to the Board at the next meeting.

Mr. Poudrier informed the Board that a site plan application for a minor subdivision will be scheduled for the Board's review in the near future.

Public Comment

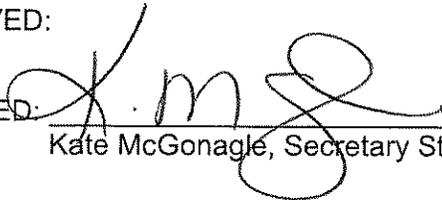
Mr. Raymond Parzych of 9925 Sunset Drive questioned the need for portable storage containers during the duration of a construction period. Mr. Parzych noted that there is ample space for storage at offshore locations. Mayor Davies-Dunhour responded that the Board will review the Ordinance considering Mr. Parzych's concerns and the feedback received from fellow Board Members. The Board will revisit the topic at the next Board meeting.

Adjournment

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

APPROVED:

ATTESTED:



Kate McGonagle, Secretary Stone Harbor Planning Board