

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

September 14, 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-via Zoom
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 August 10th, 2020 Meeting Minutes

Mr. Hand requested a Motion to approve the August 10th, 2020 Meeting Minutes. Motion made by Mayor Davies-Dunhour and seconded by Mr. Conrad. Affirmative votes: Mr. Bickford, Mr. Conrad, Mr. Krafczek, Ms. Mauro, Mrs. Slabik, Mr. Smith, Mayor Davies-Dunhour, and Mr. Hand.

Application Hearing re 118-122 100th Street (Blk 99.02, Lot(s) 43,45,47,49, and 51)

The Board considered application PB#20-005 for a minor subdivision without variance requests. Mr. Baldini swore in Applicant Franz Hueber of 118 100th Street in Stone Harbor, Applicant Graham Hueber of 167 Princeton Hightown in Princeton Junction, NJ and Gary Thomas (Surveyor/ Planner) of Thomas, Amey, Shaw, Inc. Applicants are seeking to consolidate lots 43, 45, 47, 49 and 51 of block 99.02 into two equal-sized lots. Mr. G. Hueber testified that the purpose of the minor subdivision is to attach 12.5 feet to lot 47, and then purchase lots 47, 49, and 51 from his brother, Franz Hueber. Mr. G. Hueber explained that the subdivision would enhance his property at 124 100th St. Mr. G. Hueber included that the additional footage would provide off-street parking for his property and the preserve of an existing garden shed. Mr.

Thomas explained that the primary objection was to take an undersized 50 foot lot and an oversized 75 foot lot and convert the properties into equal sized lots. Mr. Thomas further explained that with the exception of a preexisting setback, there would be no additional variances required by this request. Applicants' attorney, Robert A. Fineberg, briefly reviewed the existing overview of each applicant's property. Mr. Fineberg stated that there have not been any zoning or variance interpretations obtained from the Board of Adjustments.

Mr. Baldini then swore in Paul Kates of Kates Schneider Engineering. Mr. Kates testified that while reviewing the application for completeness he had a few review questions regarding previous variances, utilization of the existing accessory structure, the site triangle for the new parking area (with time frames), and three nonconformities discovered. Mr. Kates further stated that the Applicants had addressed his concerns and that he was satisfied with the Applicants' responses to the review comments. Upon completion of the presentations the Board entered into Board discussion. Mr. Baldini agreed to motion for the approval with the following conditions: applicants must merge the existing lots by deed as well as conform to Mr. Kates' review comments. Mr. Krafczek moved on the motion, Mrs. Slabik seconded the motion and the Board unanimously granted the approval.

Lot Grading Update

Mr. Kates reported that the lot grading ordinance is in the process of being reviewed by Borough Council for updates and clarification of the masonry of retaining walls.

Valet Sub-committee Update Report

Mr. Kates informed the Board that he has identified two prospective sites for pick up and drop up locations for valet parking. One location is on 96th Street upon entrance into Stone Harbor and the alternative location would be located at 93rd & 94th Street on Second Avenue. The Borough would provide fixed locking kiosks as a staging area and a safe storage place for keys and other items. Valet parking would be available between the hours of 5:00 pm and 11:00 pm. Valet parking would be operating from Friday to Sunday beginning May 28th through June 27th, and begin daily operation from July 1st to September 5th. The Board discussed the proposed locations of the valet parking sites and alternate locations. The Board agreed to further discuss the location of the parking locations in the future.

Residential D District "The Courts" Sub-committee

Mr. Kates presented the Board with specs for the Residential D District based off of needs and expectations that had previously been discussed. Mr. Kates declared that there would be a minimum square footage requirement of 1,400 sq. ft., building coverage of 40%, lot coverage of 85%, and a setback of 5 feet on all sides. All of which are current requirements in effect. Mr. Kates testified that there would be an increase in building height requirements which would allow for second stories. The setback for the second floor would also be 5 ft. from the front face of the structure. Floor area ratio would be 70%, there would be a minimum roof slope of 6/12, and dormers would be permitted at 40% of the total frontage of the 5ft setback. Lastly, sprinklers would be a requirement if square footage was increased by 50%. Mr. Kates provided the Board with several examples of illustrated layout plans that would adhere to the updated requirements. Due a limited time contingent, the Board decided to continue the discussion about the residential D District at the next meeting.

Public Comment

Kim Park from F-6 Stone Court, made a public comment asking if Mr. Kates's information and diagrams would be available at Borough Hall the following day. Ms. Park further stated that she and her neighbors began working on this project seven years ago to pursue the changes of the Court through the Master Deed. Ms. Park requested that the Engineer's documentation be made public for review. Mayor Davies Dunhour proposed posting the diagrams to the meeting's Agenda on the Borough website so that the residents had the ability to view the plans.

Lisa Wetzler of X-8 Linden Lane spoke publically to express her disappointment that the Board still had reservations regarding the plans for The Courts despite the amount of progress the project has made. Chairman Hand explained that the Board did not have reservations, but did not want to make any rash decision without having enough time to thoroughly review the documents. Chairman Hand also expressed that the decision is a big change and that they didn't want to act on impulse.

Adjournment

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

APPROVED:

ATTESTED:



Kate McGonagle, Secretary Stone Harbor Planning Board