

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

October 19, 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
Robert D. Bickford, Jr.
Lynne Dubler-via Zoom
Charles C. Krafczek
Sandy Slabik (Alternate I)

Members Not Present:

Robert Smith-Administrator
Wayne Conrad, Vice-Chair

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier-Not present

Engineers/Planners:

Kates Schneider
Engineering, LLC

Salute to Flag

Approval of September 14th, 2020 Meeting Minutes

Mr. Hand requested a Motion to approve the September 14th, 2020 Meeting Minutes. Motion made by Mr. Bickford under the conditions of correcting minor revisions previously discussed. Mayor Davies-Dunhour seconded the motion. Affirmative votes: Mr. Bickford, Ms. Dubler, Mr. Krafczek, Mrs. Slabik, Mayor Davies-Dunhour, and Mr. Hand.

Lot Grading Update

Mr. Kates reported that the lot grading ordinance is in the process of being reviewed by Borough Council after revisions were made by the Board. Additionally, under the direction of Councilman Parzych, Mr. Kates explained that he, Mr. Poudrier and Borough Engineer, Mr. DeBlasio, have been tasked with closely assessing the current bulkhead ordinance, lot grading ordinance, and the setback ordinances in place. Mr. Kates expressed that there is a concern for the cohesiveness of the ordinances. Mr. Kates affirmed that the professionals will be reviewing the ordinances

closely and discussing any recommendations in an upcoming meeting. Mr. Kates further noted that after compiling suggestions, revisions will be presented to The Board and ultimately Council for evaluation.

Valet Sub-committee Update Report

Mr. Kates reported that The Board discussed simplifying the proposed plans that were introduced at the September 14th, 2020 Planning Board meeting. Mr. Kates explained that the subcommittee is working on arranging a meeting to discuss the recommendations that were made by The Board.

Residential D District "The Courts" Sub-committee

Mr. Kates stated that he was taking questions and concerns regarding the drafted specifications for the Residential D District presented at the previous Board Meeting. The information was also publicized on the Borough website for accessibility by residents. Mr. Kates briefly re-summarized the recommended specifications to the Board. Mr. Bickford questioned the proposed 70% floor area ratio. Mr. Bickford recalled a 50 % FAR when reviewing the context of the Master Plan. Mr. Kates explained that by adjusting the FAR to 70% it allows for the Board to move through the process thoroughly while being able to take a closer look at each project. After discussion, The Board decided to draft the ordinance with the FAR remaining at 50% to coincide with the Master Plan. Mr. Baldini included that adding height to a dwelling in the Courts could ultimately be a concern for the accessibility of emergency vehicles in the event of an emergency. Chairman Hand suggested consulting with Fire Chief Stanford to provide information to ensure the safest options for the designated areas. Mr. Baldini and Mr. Kates will begin drafting an ordinance. Mayor Davis-Dunhour noted that The Board will be accepting public comment from residents during the process of rolling out the ordinance.

Update on POD's and Dumpster Ordinance

The Board decided to postpone discussion on this topic until Mr. Poudrier was able to be present.

New Business

Mayor Davies-Dunhour relayed that she has received multiple comments regarding wood burning fire pits in Stone Harbor. The Mayor stated that some homeowners believe that the fire pits are creating health and quality of life issues because of the potential of heavy smoke wafting into neighbors' open windows. The Board discussed numerous options to try to limit fire pits that may create obnoxious amounts of smoke. Mr. Baldini agreed to review ordinances from other municipalities to see how other towns are enforcing regulations on the utilization of the pits. The Board agreed to review the research found and discuss the issue at a future meeting.

Public Comment

Mr. Rodney Shaffer of X-12 Linden Lane addressed The Board with his concerns of the specifications proposed for "D" District. Mr. Shaffer asked about adjustments of the square footage of lots and Mr. Kates stated that the current overall square footage would remain unchanged. Mr. Shaffer expressed that under the conditions discussed he felt that nothing would change and that the proposal "didn't make sense." Mr. Shaffer expressed that he believed that any future changes to dwellings in the "D" District under the conditions proposed would require variances because a majority of the properties are nonconforming. Mr. Shaffer offered to do research on the recommendations and try to come up with accommodation options for homeowners in the "D" District. Mr. Shaffer agreed that safety is a priority for the structures,

however he feels that there are better alternatives. Mayor Davies-Dunhour expressed that the proposed changes are aimed at providing the residents with the ability to improve their structures while trying to have the properties come into compliance for safety purposes. Mr. Baldini explained that there may be more incentives for certain properties in the district. Mr. Shaffer testified that he can draw up some diagrams that conform to the requirements, Mr. Shaffer was directed by Mr. Baldini to provide any diagrams to the Board Secretary for review by The Board at a future meeting.

Mrs. Lisa Shaffer from X-12 Linden Lane then came to give public comment. Mrs. Shaffer relayed that she just wants to be able to have a second floor that would be worth the time and effort to construct. Mrs. Shaffer expressed that she understands why the town would want to keep the cottages to keep the "charm" of Stone Harbor intact, but stated she feels that there is really no use for them because they are so small. Mrs. Shaffer stated that the cottages should "fit in with the times" and if homeowners are hindered from improving the structures then it makes "no sense" to go through with the ordinance. She followed her statement by saying that if homeowners are able to improve the properties, it would improve the value of Stone Harbor as a whole.

Kim Park from F-6 Stone Court then made public comment by stating that she agreed with the Shaffers in that the properties located in the "D" district are not keeping up with the rest of the town. Ms. Parks stated that she does believe almost all of the properties around her are all over 22 feet. Ms. Parks explained that her surrounding properties are "tall monstrosities" that make for unsightly views from the point of the residents of The Courts. Ms. Park agreed that the 50% FAR is not even worth going through with the changes. Ms. Parks declared that she does not need a gigantic house and she would be okay with the 70% FAR, but she thinks 50% FAR would not be beneficial. Ms. Parks stated that she does agree fire safety is important, but the requirement of sprinklers for second homes may not be feasible because of the fear of water leaks. Mr. Kates explained that the sprinklers are installed for the purpose of allowing individuals to escape a fire and not necessarily to extinguish a house fire. Mr. Kates further explained that if a home is winterized, a sprinkler would be nonfunctional during the winterization since it is hooked into the house meter. Ms. Parks added that she would like a house that could accommodate storage and "real" mechanicals that can be serviced. Ms. Parks concluded her public comment when referencing the fire pit discussion during New Business by remarking that she has concerns over charcoal grills, especially in her district.

Lisa Wetzler of X-8 Linden Lane spoke publically via the Zoom platform and thanked everyone for discussing the "D" district. Ms. Wetzler brought up the topic of architectural renderings. Mayor Davies-Dunhour explained that The Board had previously requested renderings from local architects and that if residents knew of an architect that would produce renderings then they were more than welcome to furnish them to The Board for review. Ms. Wetzler stated that she "is tired of hearing about the charm of the cottages." Ms. Wetzler stated that the real attraction is Stone Harbor itself.

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: November 23, 2020

ATTESTED:


Kate McGonagle, Secretary Stone Harbor Planning Board