

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

February 8, 2021

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Chairman 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 2021 on December 12, 2020, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board. In accordance with Executive Order No. 104 issued by Governor Murphy on Monday, March 16, 2020 limiting public gatherings, the meeting was also webcasted on the Zoom platform which also enables public participation.

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
Kevin Fischer (Alternate II)
Charles C. Krafczek
Sandy Slabik (Alternate I)

Members Not Present:

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier-via Zoom

Engineers/Planners:

Kates Schneider
Engineering, LLC

Salute to Flag

Approval of January 25, 2021 Special Meeting Minutes

The Board considered the proposed Meeting Minutes for January 25th, 2021. Corrections or changes were made. Motion for approval was made by Reverend Conrad and seconded by Mayor Davies-Dunhour with all eligible members voting in the affirmative.

Memorialization of Resolution 2021-00, Kinckner & Morris Mr. Hand requested a Motion to approve Resolution 2021-001. Corrections or changes were read into the record by Mr. Baldini. Mr. Baldini stated that the Resolution was ready for adoption. The Resolution was passed unanimously by all eligible members of the Board.

Lot Grading Update

Mr. Poudrier reported that the committee tasked with modifying the lot grading ordinance are reviewing particular details to allow the lot grading ordinance, bulkhead ordinance and side yard setback regulations to be more cohesive. Mr. Poudrier reported that Mr. Kates had recently altered the drafted lot grading ordinance under Borough Council's direction, and that the draft is close to completion. Vague sections of the ordinances that were mentioned were: regulation of steps in the front and side yards, side yard setback requirements, and the definition of "patio". Mr. Poudrier voiced that the concerns needed to be addressed before presenting the draft to

New Business

Mr. Poudrier informed the Board that two issues were identified when reviewing the zoning ordinances and FEMA requirements on the area below a structure. Mr. Poudrier stated that currently FEMA standards and Stone Harbor's Flood Mitigation Ordinance mimic one another in regulations regarding building access, parking of cars, and storage. Mr. Poudrier pointed out that the Zoning Ordinance does not allow for access into the structure or parking in this area. ADA standards were also discussed. Mr. Baldini recommended amending the ordinance to allow one immediate access point in an inhabitable area, and to further define the location of the area for access. Mr. Baldini suggested incorporating FEMA standards into the ordinance.

Mr. Poudrier also brought up a concern that was raised by a developer owning property in the Business District. The issue at hand is the height limitation of 28-feet above curb level. The developer's dilemma is that it is not possible to build a two-story dwelling and meet FEMA's code and the Zoning Ordinance for minimum height in that zone. Mr. Baldini recommended presenting an ordinance amendment to Council to approve/reject increasing height requirements or eliminating second stories in that zone. Mr. Baldini and Mr. Kates agreed to discuss minimum height requirements and then draft an ordinance for the Board to review.

Reverend Conrad requested implementing a deadline for submissions of documentation prior to meeting dates. Mayor Davies-Dunhour stated that Planning Board should follow similar guidelines of Council, and conclude the acceptance of submissions by 12PM on the Thursday prior to Monday evening's Planning Board Meeting. The Board unanimously agreed.

Public Comment

Mr. Charles Krafczek of 10017 Sunset Drive took to public comment to address board members regarding concerns that Applicants are adhering to conditions outlined in resolutions. Mr. Krafczek invited board members and members of the public to visit his property site at 10315 Sunrise Drive to go over the resolution and show how stipulations are being followed and that everything at the site is in order.

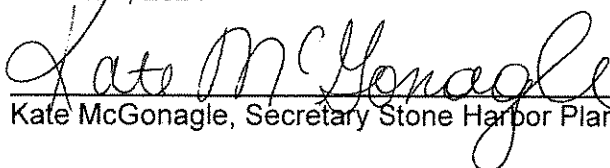
Mrs. Bernadette Parzych of 9925 Sunset Drive weighed in on the discussion of the appearance of the bayfront properties. Mrs. Parzych noted that the 30-foot lots that are currently in existence were established back in 1910, and have been the same dimensions since that time period. Mrs. Parzych mentioned that the standard lot size is 60-feet which she stated works well, but followed her statement by pointing out there is only one standard setback requirement for all of the different lot sizes. Mrs. Parzych suggested that it may be better to review setback requirements that are more proportionate to the specific lot size. Mrs. Parzych reported that by reviewing the setbacks and adjusting the configurations of the dwelling, it may also help with the town by allowing more air, light and space.

Adjournment

Mr. Hand called for a Motion to adjourn the meeting. Mayor Davies-Dunhour made the Motion and Reverend Conrad seconded.

APPROVED: March 8, 2021

ATTESTED:


Kate McGonagle, Secretary Stone Harbor Planning Board