

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

May 10, 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.

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)
Robert Smith, Administrator

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Members Not Present:

Engineers/Planners:

Kates Schneider
Engineering, LLC

Salute to Flag

Old Business

Approval of April 12th, 2021 Meeting Minutes

The Board considered the proposed Meeting Minutes for April 12th, 2021. Motion for approval was made by Mayor Davies-Dunhour and seconded by Vice Chairman Conrad with all eligible members voting in the affirmative.

Adoption of Resolution 2021-004, Amended Housing Element and Fair Share Plan

The Board discussed the purpose of amending the existing Housing Element and Fair Share Plan. Solicitor Baldini and Board Engineer Kates explained that Stone Harbor must amend the Ordinance to fulfill statutory requirements. Chairman Hand requested a motion to adopt the amendment. Member Krafczek moved the motion and Vice Chair Conrad seconded. The motion passed with all members voting in the affirmative.

Ordinance 475 -Wireless Facilities, 5G

Administrator Smith informed the Board that Council is working on Ordinance 475 in preparation of the future implementation of 5G wireless technology in Stone Harbor. Administrator Smith communicated various professionals have been collaborating with the Borough to determine

factors such as location, use of utility poles, and other elements to make installation of the enhanced service viable. Administrator Smith explained there are many land use elements in the ordinance, so he requested the Board review the draft and provide feedback at the next meeting. Administrator Smith further expressed that the ordinance would provide the legal framework and guidelines for inconspicuous aesthetics in regard to accessory fixtures. Lastly, Administrator Smith added that existing infrastructure will be used for installation wherever possible.

Update of Lot Grading Ordinance

Mayor Davies-Dunhour informed the Board that the Ordinance was adopted by Council on April 20th, 2021.

Master Plan-Courts “Zone D” Sub-committee Update Report

Solicitor Baldini relayed that adjoining lots located between the Courts and numbered streets previously discussed were now included in the drafted ordinance. Engineer Kates also prepared maps reflecting the additional lots that adjoin the Court properties. The Board planned to review the drafted ordinance and map to help facilitate discussion for the next meeting. Solicitor Baldini mentioned plans of meeting with Engineer Kates and Zoning Officer Poudrier to update the drafted ordinance to include information gathered from previous discussions. The additional information includes: clarifying the FAR definition, adjusting second story setbacks (front & sides) to three feet, specifying each block and lot that will be included in the zone and the allowance of second floor decks.

Update on Overlay Zone for Flood Mitigation

Engineer Kates provided an update to the Board that he, the Borough Engineer, and Borough Administrator are currently working on reviewing and discussing elevation levels for the Overlay Zone.

New Business

Town Center Subcommittee

Engineer Kates explained that the Town Center Designation is a document that is part of the proposed Plan Endorsement through the NJ Office of Planning Advocacy. The document is similar to the Master Plan, but specifically focuses on planning and sustainability. The document aligns planning practices with those of the State. Engineer Kates explained the document would allow for developmental advantages such as state planning and grants. The procedure to implement a town center subcommittee would be for the Planning Board to pass a resolution with recommendations for members of the committee to ultimately be approved by Council. Mayor Davies-Dunhour explained that the committee would be compiled of at least five members that are a cross-representation of the community. Mayor Davies-Dunhour would provide her recommendations of the list of community members at the next meeting.

Public Comment

Chairman Hand opened Public Comment.

Resident Charles Krafczek of 10017 Sunset Drive asked for the Board’s attention to a published social media post. Resident Krafczek recited the public post which referenced the 10315 Sunrise Drive development project.

Resident Kim Park of F-6 Stone Court took to public comment to address the Board on the status of the drafted Courts ordinance. Resident Park requested the Board finalize the ordinance so that homeowners could move forward with future plans.

Resident Lisa Wetzler of X-8 Linden Lane echoed Resident Parks' concerns with the Courts ordinance. Resident Wetzler spoke about floor area ratio and relayed that she felt that a majority of residents of the Courts were in support of adding second stories. Resident Wetzler and the Board discussed safety concerns and finding a balance to add square footage while maintaining safety.

Resident Justine Herzog of 10215 Sunrise Drive addressed the Board with concerns about the Lot Grading Ordinance that was passed by Council on April 20th, 2021. Solicitor Baldini explained that matters involving the policies and procedures of adopting an ordinance passed by Council must address that forum.

Terri Ziyab of 207 Sharpe Street in Hackettstown, NJ participated in public comment via Zoom to ask the Board about clarifying the floor area ratio calculation and storage space.

Resident John Patriarca of 10550 Third Avenue, Unit 2 expressed concerns about the height of newly constructed dwellings that are obstructing or may obstruct his home's view in the future and landscaping concerns in the area between the curb and sidewalk.

Resident Emil Garlewicz of F-34 Stone Court reiterated what Terri Ziyab communicated. Resident Garlewicz added that it is critical to allow second story space for the Court properties. Resident Garlewicz also mentioned the benefit of second floor decks and the importance of the clarifying the guidelines of lot grading.

Resident Kara Sweet of E-23 Stone Court stated there is an understanding that the Board's main concern with increasing FAR for Court properties is safety, but Resident Sweet asked the Board to consider that the homes may be safer once renovations are completed. Resident Sweet requested the final draft of the ordinance be available at the next meeting.

Chairman Hand then closed Public Comment.

Adjournment

Chairman Hand called for a Motion to adjourn the meeting. Mayor Davies-Dunhour made the Motion and Member Slabik seconded.

APPROVED: June 14, 2021

ATTESTED:


Kate McGonagle, Secretary Stone Harbor Planning Board