

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

**July 12, 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  
Thomas Hand, Chairman  
Wayne Conrad, Vice-Chair  
Robert D. Bickford, Jr  
Lynne Dubler  
Kevin Fischer (Alternate II)  
Charles C. Krafczek  
Sandy Slabik (Alternate I)  
Robert Smith, Administrator

**Members Not Present**

**Solicitor:**

Paul J. Baldini

**Secretary:**

Kate McGonagle

**Zoning Officer:**

Ray Poudrier

**Engineers/Planners:**

Kates Schneider  
Engineering, LLC

**Salute to Flag**

**Approval of June 14, 2021 Meeting Minutes**

The Board considered the proposed Meeting Minutes for June 14th, 2021. Motion for approval was made by Mr. Conrad and seconded by Mr. Bickford with all eligible members voting in the affirmative.

**Case 21-005-David Ezra, Tenant. 280 96th Street, Unit 6A-Site Plan Approval**

The Board considered application PB #21-005, where Applicant David Ezra (tenant) seeks site plan approval and waiver of the majority of site plan requirements to add back and reconstruct a formerly existing door facing directly onto 96th Street.

The dwelling is a commercial property located on Block 95.03, Lot 115. The property address is 280 96th Street, Unit 6A in Stone Harbor, NJ.

Applicant is represented by Cory Gilman, Esquire who presented the application on behalf of the Applicant and provided the Board with a summary of the application.

The Applicant is requesting the reinstallation of a pre-existing door at the front entrance of the facility. Mr. Gilman noted that there were no additional revisions, additions or changes to the property, the unit or the condominium being proposed by the application and as a result there

are no variances required for the same. The unit owner and the condominium association have consented to the reinstallation of the front door. Mr. Gilman requested a waiver of the majority of site plan requirements considering the simplicity of the application and the fact that the plan does not modify any other parts of the property besides the door.

William Haryslak, licensed architect, was sworn and testified. He testified that he designed the plans for Lot 115 (Exhibit P-1). He then took the Board through the exhibit identifying any changes during his presentation. Mr. Haryslak testified that due to the simplistic nature of the application, he felt it was acceptable to allow the waivers for a majority of site plan requirements. Mr. Haryslak included that the installation of the inswing door would be consistent with the other storefronts of the condominium and the reinstallation would not violate building and fire code standards. His testimony was accepted by the Board.

Upon the completion of the Applicant's case the matter was open to the public. No one spoke.

The Board then entertained a motion to grant the application sought and approve waiving the majority of site plan requirements by the Applicant. The motion carried, the applicant's request was unanimously granted and approved by the Board.

#### **Case 19-003-Third & 97th Street, LLC. 9627-29 Third Avenue-Extension Application**

The Board then considered Extension Application PB #19-003, where Applicant Third & 97<sup>th</sup> Street LLC seeks three (3) one-year extensions for the period of zoning protection pursuant to NJSA 40:55D-52a.

The commercial location, known as "Buckets", is located at 96.04, Lot(s) 136.01-136.05. The physical address of the bar & restaurant is 9601 Third Avenue in Stone Harbor, NJ.

Applicant is represented by Michael Lario, Esquire who presented the application on behalf of the Applicant and provided the Board with a brief summary of the original application-to reconstruct an existing second floor. Mr. Lario requested the Board consider the extension be added to the Covid-19 extension period considering the uncertainty of the Covid-19 pandemic.

Upon the completion of the Applicant's case Chairman Hand opened the matter for public. No one spoke.

The matter was then turned back over to the Board. A motion to allow the extension was made, the motion carried and was unanimously granted by the Board.

#### **Public Comment**

Chairman Hand opened Public Comment.

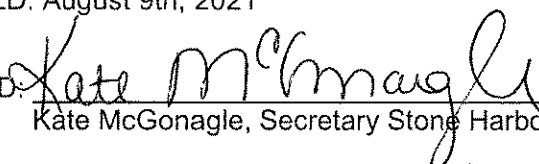
Mrs. Bernadette Parzych of 9925 Sunset Drive addressed the Board with concerns over the standards for side yard setbacks in Stone Harbor.

#### **Adjournment**

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

APPROVED: August 9th, 2021

ATTESTED:

  
Kate McGonagle, Secretary Stone Harbor Planning Board