

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

June 14, 2021

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Vice Chairman Conrad, 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
Wayne Conrad, Vice-Chair
Robert D. Bickford, Jr-via Zoom
Lynne Dubler-via Zoom
Kevin Fischer (Alternate II)-via Zoom
Charles C. Krafczek
Sandy Slabik (Alternate I)

Members Not Present:

Robert Smith-Administrator
Thomas Hand, Chairman

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Engineers/Planners:

Kates Schneider
Engineering, LLC

Salute to Flag

Matter of Privilege

Vice Chairman Conrad raised a Matter of Privilege for the Board Solicitor to relay updated meeting guidelines. Solicitor Baldini informed the Board and Public that there will be no further virtual participation commencing the July 2021 Meeting. Participation of the Board members, Applicants and the Public will be in-person, and all requirements will operate as they did pre-Covid. The meeting will continue to be broadcasted publically.

Approval of May 10th, 2021 Meeting Minutes

The Board considered the proposed Meeting Minutes for May 10th, 2021. Motion for approval was made by Mayor Davies-Dunhour and seconded by Member Slabik with all eligible members voting in the affirmative.

Ordinance 475 -Wireless Facilities, 5G Update

Solicitor Baldini informed the Board that Ordinance 475 was reviewed in depth and met the requirements of the Borough. Engineer Kates also reviewed the Ordinance and noted that all requirements of the Board of Public Utilities and the accommodations coveted by the Borough had been met. Vice Chairman Conrad requested the Board approve the Ordinance to forward to Borough Council for review. Member Krafczek made the motion and Mayor Davies-Dunhour seconded. All present members voted in the affirmative.

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

Solicitor Baldini, Engineer Kates and Zoning Officer Poudrier collaborated and updated the draft ordinance to include information gathered from previous discussions. Solicitor Baldini noted second-floor decks are now permissible in the Ordinance with the caveat that all sides of the deck have 3-foot setbacks from the structure and do not exceed the front face of the structure. Floor area ratio is listed at 65% of the total lot area. Engineer Kates elaborated that the Committee decided to permit an aggregate total of 60% of the area of the first floor for the development of a second floor. Second floor decks and second floor living space will adhere to the 60% requirement. Elevators and stairwells on the second floor are exempt from the calculation. Mayor Davies-Dunhour mentioned that the Fire Chief recommended fog lines be painted on the Court streets to help accessibility for emergency vehicles. Member Slabik moved the motion to pass the Courts Ordinance to Council for their review. Member Krafczek seconded the motion with all members present voting in the affirmative. Mayor Davies-Dunhour announced the Ordinance will be introduced by Council on July 6, 2021 as long as revisions aren't necessary.

Update on Overlay Zone for Flood Mitigation

Engineer Kates provided an update to the Board that he and the Borough Engineer have continued working on reviewing the basis of the overlay zone. Engineer Kates noted that they are using a map provided by the Borough Engineer that reflects all manhole rim elevations. The map provided Engineer Kates with an accurate picture of center line heights throughout the Borough. Engineer Kates is using the information provided to determine the streets that the Borough should raise to avoid nuisance flooding and rising sea levels. Engineer Kates is working on developing a plan and then will partner with the Borough Engineer to discuss the Borough's need for the low-lying areas. Engineer Kates expressed that the project is moving along faster than anticipated.

Town Center Subcommittee

Engineer Kates gave a brief summary on the purpose of the Town Center Designation. Engineer Kates explained the document would allow for developmental advantages such as grants and the easement of CAFRA impervious coverage and storm water restrictions. The first step of the procedure to implement a town center subcommittee is for the Planning Board to pass a resolution with recommendations for members of the town center 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 provided the Board with recommendations for the committee. Mayor Davies-Dunhour will be representing the member of the governing body for the committee, Mr. Conrad was recommended as the Class IV representative of the Planning Board. Angelo Caracciolo (Zoning Board), Marilyn Hahle (Chamber of Commerce, Go Green, and Shade Tree) and Suzanne Walters (Board of Education) were also recommended for the committee. Two members of the public that were recommended to serve on the committee were Nick Jeffrey and Jeff Levins. Mayor Davies-Dunhour reminded members that the recommendations have to be approved by resolution so the next step for the process is receiving approval from the governing body.

New Business

No new business

Public Comment

Vice Chairman Conrad opened Public Comment.

The Board Secretary acknowledged correspondence delivered to the Board from Mary Packer of 111 117th Street regarding the approved subdivision at 10315 Sunrise Drive.

Kim Park of F-6 Stone Court took to public comment to address the Board on the 60% & 65% ratio regarding the Court properties previously mentioned. Engineer Kates explained that the floor area ratio calculation is based on the lot area. The ordinance allows 40% coverage of the total lot area. Engineer Kates further explained that in order to allow for a second floor that is 50% of the first floor, a homeowner would need an additional 20%. For allowance of 60% of the first floor area, the Board would have to allow 65% FAR. Resident Park further expressed her appreciation that the Board finalized the drafted ordinance.

Allison Rufe Burkard of OSK Development took to Public Comment to discuss details from the recently passed lot grading ordinance.

Terri Ziyab of 207 Sharpe Street in Hackettstown, NJ participated in public comment via Zoom to thank the Board for completing the drafted Courts Ordinance and mentioned a few concerns that will be addressed by Council.

Vice Chairman Conrad then closed Public Comment.

Adjournment

Vice Chairman Conrad called for a Motion to adjourn the meeting. Mayor Davies-Dunhour made the Motion and Member Krafczek seconded.

APPROVED: July 12, 2021

ATTESTED:



Kate McGonagle, Secretary Stone Harbor Planning Board