

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

September 13, 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
Robert D. Bickford, Jr
Wayne Conrad, Vice-Chair
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-Absent

Salute to Flag

Approval of August 9, 2021 Meeting Minutes

The Board considered the proposed Meeting Minutes for August 9th, 2021. Motion for approval was made by Mr. Conrad and seconded by Mayor Davies-Dunhour with all eligible members voting in the affirmative.

Old Business

Lot Grading Ordinance-Accessory Structures

Mr. Poudrier provided an update to the Board regarding accessory structures. Mr. Poudrier clarified the term "accessory structure" by providing FEMA's definition of the term. Mr. Poudrier relayed that an accessory structure is classified as a structure used solely for storage and parking. Mr. Poudrier elucidated that all other structures are considered "regular structures". Mr. Poudrier further explained that any regular structure built below flood elevation is required to be constructed of water-resistant material that can sustain flood water. Additionally, all mechanics are to be positioned above flood design. Mr. Poudrier mentioned concerns regarding swimming pools in the current lot grading ordinance and noted that there are unmentioned factors that should be addressed and incorporated into the ordinance. Mr. Poudrier gave examples of potential conflicts that may arise under the current ordinance's verbiage. The possible solution of requiring fences of a certain height was discussed.

Mr. Krafczek suggested mandating backfilling properties to elevation 8 at the rear of the lots. Mr. Krafczek noted that this mandate would result in consistency and uniformity amongst all grade planes. Mr. Krafczek noted that a majority of new construction properties are already adhering to the level 8 backfilling and the installation of retaining walls.

Mayor Davies-Dunhour informed the Board that a study was recently conducted that may assist in revising the ordinance. The study is titled New Jersey Back Bays Coastal Storm Risk Management Study. Mayor Davies-Dunhour informed the Board that the findings would be concluded and released in the near future. Mayor Davies-Dunhour recalled that the recommendation for Cape May County is simply to build higher for both grade and structures. Chairman Hand suggested revisiting the topic after the comments from the study are released.

Overlay Zone Update

No update at this time-to be discussed at a subsequent meeting.

Town Center Subcommittee Update

Mayor Davies Dunhour relayed that the committee had not gotten a chance to meet yet. The topic will be discussed at a future meeting.

New Business

There was no new business.

Public Comment

Chairman Hand opened Public Comment.

Gary Thomas, a professional of Thomas Amey Shaw Incorporated, took to public comment to address the Board with concerns over the current lot grading ordinance. Mr. Thomas pointed out inconsistencies in the ordinance, particularly among adjacent grades under the recommendations for new construction. Mr. Thomas pointed out the part of the ordinance that prohibits restricting a neighbor's flow of water. Mr. Thomas suggested requiring a drainage system be installed to avoid obstructing the flow of water or to remove the requirement in its entirety from the ordinance. Mr. Thomas and the Board thoroughly discussed solutions for the concerns mentioned.

Bob Mitchell of 231 108th Street voiced concerns about the Planning Board's recommendation for the ordinance regarding Zone D. Mr. Mitchell requested the Board notify affected neighbors of Zone D to gain input and broader public support.

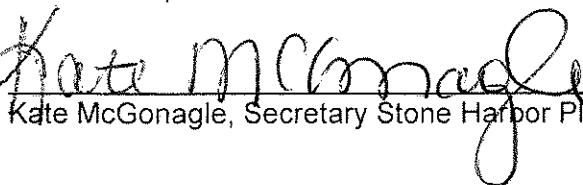
Chairman Hand closed public comment.

Adjournment

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

APPROVED: October 18, 2021

ATTESTED



Kate McGonagle, Secretary Stone Harbor Planning Board