

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

December 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.

Salute to Flag

Roll Call

Members Present:

Robert D. Bickford, Jr
Wayne Conrad, Vice-Chair
Mayor Judy Davies-Dunhour
Kevin Fischer (Alternate II)
Thomas Hand, Chairman
Sandy Slabik (Alternate I)
Robert Smith, Administrator

Members Not Present:

Lynne Dubler
Charles C. Krafczek

Solicitor:

Paul J. Baldini

Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of November 8th, 2021 Meeting Minutes

The Board considered the proposed Meeting Minutes for November 8th, 2021. Motion for approval was made by Vice Chairman Conrad and seconded by Mayor Davies-Dunhour with all eligible members voting in the affirmative.

Memorialization(s)

PB 21-006 Wolfe & Wolfe Investment Properties, LLC

*Block 99.04 Lot(s) 128, 130, 132
321 & 325 99th Street
Site Plan Approval*

Chairman Hand requested a Motion to approve PB Resolution 2021-006. The Board proposed no additions, corrections or comments to the Resolution. Mayor Davies-Dunhour moved the

motion and Vice Chairman Conrad seconded. The motion carried unanimously with one abstention (Chairman Hand).

PB 21-007 – Miolene

*Block 110.31, Lot(s) 50, 52, 80.02
251 110th Street
Minor Subdivision*

Chairman Hand requested a Motion to approve PB Resolution 2021-007. The Board proposed no additions, corrections or comments to the Resolution. Mayor Davies-Dunhour moved the motion and Mr. Fischer seconded. The motion carried unanimously with one abstention (Chairman Hand).

Review and Approval of 2022 Meeting Dates

Chairman Hand requested a Motion to approve the 2022 Planning Board Meeting Schedule. Mrs. Slabik moved the motion and Vice Chairman Conrad seconded. Affirmative vote by all members present.

Old Business

Lot Grading Ordinance Update

Mr. Kates gave the Board the most recent update on the approved Lot Grading Ordinance. Mr. Kates informed the Board that an amendment to the ordinance is being prepared. He further explained that since the ordinance has been in practice, two problematic issues have arisen. The amendment pertains to maintaining the 6-foot elevation at the property line and accommodating parking spots. The amendment will allow for an exception of the 6-foot elevation standard for properties with sloped driveways. Mr. Kates noted that all other grades will be maintained. In reference to the amendment for the parking spaces, Mr. Kates explained that for one-car or "stacked" driveways, the exception will be 12-foot wide as opposed to 9-foot wide. For a two-car wide driveway, the exception will allow for the space to be 22-foot wide. Mr. Kates concluded that the change of language in the ordinance will be moved forward to Borough Council.

Mr. Steven A. Morris, Esq. of Blaney & Karavan P.C. stood in for Borough Solicitor, Marcus Karavan. Mr. Morris weighed in on the topic by explaining that they have reviewed the current lot grading ordinance, and in their opinion, and as written in the ordinance, permits Zoning Officer Poudrier to conditionally approve this subject under the condition that there is receipt of a lot grading plan that conforms what may be adopted in the future.

Mr. Baldini noted that the only anomaly left under the Lot Grading Ordinance is pool fencing, which will be currently being addressed.

Fencing and pool codes were discussed

Mr. William Cathcart, project engineer at DeBlasio & Associates, P.C., addressed the Board with concerns of ponding on properties as the result of the requirements in the current ordinance. Mr. Cathcart voiced concerns for low-laying properties in reference to water drainage. Mr. Cathcart concluded by stating the short term efforts are acceptable.

Overlay Zone Update

Mr. Kates gave the Board an update on the Overlay Zone. Mr. Kates provided a map to members identifying which properties are included in the Overlay Zone. The Committee is continuing to meet and is currently working on the language for the Ordinance. Mr. Kates noted that he hoped to bring the Ordinance forward by the next meeting.

Town Center Subcommittee

Mr. Kates informed the Board that the Town Center Subcommittee met, reviewed the draft, suggested changes, modified the draft and then introduced the draft to Borough Council. Mr. Kates relayed that Borough Council plans to adopt a Resolution in December and move it forward to the state. Preliminary Review by the State provided feedback that indicated all things were in alignment for approval.

FEMA Ordinance

Mr. Baldini explained that the State of New Jersey presented an ordinance with specific information that all municipalities in the state are required to adopt. Mr. Baldini explained that the ordinance is being thoroughly reviewed to capture any of the higher standards in the existing ordinance to ensure they are incorporated into the new ordinance. Mr. Baldini stated that he is working on writing and reviewing the ordinance and plans to send it to Zoning Officer Poudrier and Board Engineer Kates for review. Ultimately the draft will be reviewed by the State.

New Business

Chairman Hand asked the Board if there was any new business to discuss. There was none.

Public Comment

Chairman Hand opened Public Comment. No one spoke.

Adjournment

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

APPROVED: January 10th, 2022

ATTESTED: Kate McGonagle
Kate McGonagle, Secretary Stone Harbor Planning Board