

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

January 10th, 2022

4:30 p.m.

**CALL TO ORDER:**

The meeting was called to order by Mr. 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 2022 on December 17, 2021, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board.

**SALUTE TO THE FLAG**

**ROLL CALL**

**Members Present:**

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

**Members Not Present:**

Thomas Hand, Chairman  
Lynne Dubler  
Charles C. Krafczek  
Robert Smith, Administrator

**Solicitor:**

Paul J. Baldini

**Board Secretary:**

Kate McGonagle

**Zoning Officer**

Ray Poudrier

**Engineers/Planners**

Kates Schneider  
Engineering, LLC

**Approval of December 13th, 2021 Meeting Minutes**

Mr. Conrad requested a Motion to admit the Meeting Minutes. Motion made by Mayor Davies-Dunhour and seconded by Mrs. Slabik. Roll call taken for members present at the December 13<sup>th</sup>, 2021 meeting with all eligible members voting in the affirmative.

**Nomination for 2022 Board Chairman and Vice Chairman**

Nomination by Mayor Davies-Dunhour to appoint Mr. Bickford as Board Chairman. Seconded by Mr. Conrad. All members present voted affirmatively.

Nomination requested by Mr. Conrad to appoint the Board Vice Chairman. Nomination made by Mrs. Slabik to reappoint Mr. Conrad as Vice Chairman. Seconded by Mr. Bickford. All members present voted affirmatively.

**Appoint 2022 Professional Services Contract Board Solicitor**

Mr. Conrad requested a Motion to reappoint Paul J. Baldini, Board Solicitor, for the year 2022. Motion was moved by Mr. Bickford and seconded by Mayor Davies-Dunhour. All members present agreed and voted affirmatively.

### **Appoint 2022 Professional Planners & Engineer Services Contract**

Mr. Conrad requested a Motion to reappoint Kates Schneider Engineering, LLC as Professional Planners & Engineer Services for the Board for the year 2022. Motion made by Mrs. Slabik and seconded by Mr. Conrad. All members present agreed and voted affirmatively.

### **Nomination for 2022 Board Secretary**

Mr. Conrad requested a Motion to appoint a Board Secretary for the year 2022. Motion made by Mayor Davies-Dunhour to appoint Kate McGonagle as Board Secretary and seconded by Mr. Bickford. All members present voted affirmatively.

### **Revision and Approval of March 2022 Meeting Dates**

Mr. Conrad requested a Motion to approve the revision of the 2022 March Planning Board Meeting Schedule. Mr. Conrad explained the regular and tentative March meeting dates would each be pushed back seven calendar days. The regular meeting will take place on March 14, 2022 and the tentative meeting date is now scheduled for March 28, 2022. Mayor Davies-Dunhour moved the motion and Vice Chairman Conrad seconded. Affirmative vote by all members present.

### ***Old Business***

### **Plan Endorsement & Overlay Zone Update**

Mr. Kates informed the Board that the draft for plan endorsement was approved by Borough Council and submitted to the State for review. Mr. Kates is working closely with the Office of Planning Advocacy and gathering necessary information to support the draft. As previously mentioned, he relayed that the DEP is making an effort to reduce centers in NJ. After meeting with the DEP and Office of Planning Advocacy, Mr. Kates was made aware that having the Overlay Zone ordinance in place could aid the Borough in terms of boundaries. Mr. Kates further explained that the DEP's reason for pull back is to reduce development in flood prone areas. The ordinance would provide a mechanism to allow for title restrictions. The ordinance would give support to the plan to keep the center as big as possible. Currently, the entire Borough with the exception of the Bird Sanctuary and The Point make up the center. The DEP could essential reduce the center to the business district. Mr. Kates mentioned other reasons for the DEP's drawback, and offered suggestions to handle the hurdles that may be presented. Mr. Kates mentioned that most of the plan is in alignment with the requirements of the State. Mr. Kates also included addressing the light at the intersection at 96<sup>th</sup> and Third Avenues in an effort to gain support from NJDOT. Other hopeful benefits of the ordinance and plan will be funding for the beach and bay. Mr. Kate's explained the plan will give the municipality a leg up on funding. He plans to continue to assist the State with any requests for support materials needed and wait for the implementation actions.

### **Outdoor Dining**

Mr. Conrad mentioned revisiting the Outdoor Dining Ordinance in an effort to address recommendations or concerns gathered since the ordinance has been effect. Mr. Poudrier agreed to reach out to the Subcommittee, as well as Chamber of Commerce members to review and discuss claims, suggestions and other information compiled over the last year.

### **Lot Grading Ordinance Update**

Mr. Poudrier brought up the only existing anomaly in the Lot Grading Ordinance-pool and fencing codes for properties with varying grades. One solution offered by Mr. Kates was to require fencing when grades are elevated with retaining walls. Mr. Baldini suggested requiring the property owner elevating their grade to notify surrounding neighbors of the change in advance. Mayor Davies-Dunhour suggested reaching out to other municipalities dealing with

similar scenarios for guidance. Fencing heights were discussed. Mr. Baldini agreed to reach out to the NJ League of Municipalities for direction. Mr. Kates stated that he would also mention it to the state planning department.

***New Business***

Mr. Conrad asked the Board if there was any new business to discuss. There was none.

**Announcements**

The Board welcomed Councilwoman Gensemer to the Board.

Mr. Conrad shared his experience about a workshop he attended in Upper Township to build and learn about the benefits of rain barrels. A representative from the Mullica River Watershed Commission shared the importance of water conservation. Mr. Conrad stated that he reached out to a few local organizations to find if there is an interest in holding a joint workshop with Avalon. Mr. Conrad mentioned he would present the idea to Council if there was a great interest.

**Public Comment**

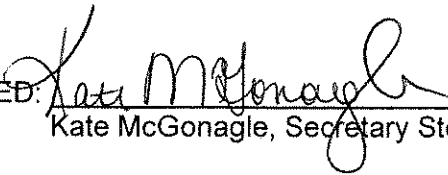
Mr. Conrad opened Public Comment. No one spoke.

**Adjournment**

Having no further business, Mr. Conrad called for a Motion to adjourn the meeting. Mayor Davies-Dunhour made the Motion and Mrs. Slabik seconded.

APPROVED: February 14th, 2022

ATTESTED:



Kate McGonagle, Secretary Stone Harbor Planning Board