

MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

February 14, 2022

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Mr. Bickford, 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
Robert D. Bickford Jr., Chairman
Tim Clay (Alternate I)
Wayne Conrad, Vice-Chair
Jennifer Gensemer, Councilmember
Jonathan LaKose
Sandy Slabik

Members Not Present:

Kevin Fischer

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of January 10th, 2022 Meeting Minutes

Mr. Bickford requested a Motion to admit the Meeting Minutes. Motion made by Mayor Davies-Dunhour and seconded by Mrs. Gensemer. Roll call taken for members present at the January 10th meeting with all eligible members voting in the affirmative.

Oath of Office & Oath of Allegiance

Mr. Baldini then administered the Oath of Allegiance for Alternate I, Mrs. Sandra Slabik. Mrs. Slabik was then sworn to become a Class IV member of the Board.

Mr. Baldini then administered the Oath of Allegiance for Mr. Jonathan Lakose. Mr. LaKose will fill the seat of Administrator Smith as the Board's Class II member.

Lastly, Mr. Baldini administered the Oath of Office and Oath of Allegiance for Dr. Timothy Clay to fill the seat of Alternate I for the Board.

Mr. Bickford, on behalf of the Planning Board, thanked former Chairman Hand and former member Dubler for their years of service with the Board. Mr. Bickford extended a warm welcome to new members and congratulated the newly appointed Class VI members.

New Business

Flood Mitigation and Storm Sewer Master Plan Presentation

Marc DeBlasio and Cody Stanford of DeBlasio and Associates presented the Board with a slideshow summarizing the details of Stone Harbor's Flood Mitigation and Storm Sewer Master Plan. Mr. DeBlasio explained the purposes of the FMSSMP. The main objections of the plan include: educating the Borough, public and private property owners of the existing flooding challenges facing the Borough, establishing recommendations to mitigate the adverse impact of flooding and other coastal hazards that affect the Borough, to provide flood mitigation infrastructure options to guide the Borough when considering capital improvements, to participate and coordinate flood mitigation efforts with Federal, State, County and local entities and to comply with the Federal Emergency Management Agency (FEMA) and Community Rating System (CRS) Program with the potential of enhancing the Borough's current status. Storm water infrastructure, drainage areas, flood elevations, street elevations, bulkheads, elevations, coastal tidal data and sea level rise were discussed in depth. A Resolution supporting the plan will be voted on at the March Planning Board meeting before the plan is presented to Borough Council on March 15th, 2022.

Old Business

Plan Endorsement Update

Mr. Kates informed the Board that the draft for plan endorsement was still under the review of the State. Mr. Kates gave new members of the Board a brief summary of the purposes and objectives of the Plan Endorsement.

Overlay Zone Update

Mr. Kates gave a brief synopsis of the Overlay Zone and how Stone Harbor would benefit from establishing one. Mr. Kates explained the Overlay Zone would encompass properties that fall below elevation six. Establishing an overlay zone would allow for higher flood mitigation standards in low lying areas. Mr. Kates mentioned that establishing an overlay zone would make conditions more clear and concise for professionals, as well as homeowners. The requirements currently outlined in the lot grading ordinance would ultimately be included in the overlay ordinance. Mr. Kates stated he hoped to have the ordinance completed and ready for review by Mr. Baldini within the next few months.

Lot Grading Ordinance Update

Mr. Poudrier addressed the Board with concerns of fencing regulations listed in the swimming pool ordinance. New construction mandating elevated lot grades precipitated fencing challenges. Raising property grades could trigger noncompliance of existing fencing on adjacent properties. Mr. Poudrier mentioned the inconsistencies between the zoning code and the building code. The Board discussed possible solutions to make the zoning ordinance and building code more cohesive. Mr. Baldini suggested to begin focusing on the low laying properties first as they will be directly affected. Mr. Baldini agreed to meet with Mr. Kates and Mr. Poudrier to discuss possible resolutions.

Outdoor Dining

Mr. Kates relayed that the Outdoor Dining Subcommittee met to review experiences of outdoor dining over the last two years. The Chamber of Commerce and the Stone Harbor Police Department also offered their feedback and suggestions. Considering the information gathered, it was concluded that there should be three changes to the existing ordinance. The first change recommended is adding wording to the ordinance stating "no table or combination of tables

should exceed 30"X 60". The second change is to remove the restriction of restaurant owners having to remove all tables and chairs from the sidewalk to inside of the structure on a daily basis. Mr. Kates explained restaurant owners will still be required to clean up and maintain the area each night. The final change proposed will be an exception to the requirement of a 6-foot wide sidewalk space for establishments on side streets. Mr. Kates further relayed the ordinance will allow 3-foot sidewalk space for specific locations. Mr. Kates and Mr. Poudrier mentioned that the enforcement of the regulations in the ordinance had been lax due to the Covid emergency. Now that the state of emergency has ended, terms of the code will be strictly enforced, such as utilizing parking lots for outdoor dining. One recommendation mentioned was the allowance of barriers, however the Committee agreed barriers become onerous to review and could ultimately become a problem. If a property owner sees a need for barriers, he/she would be required to apply for site plan approval. The Board agreed to the changes, and the ordinance will be introduced to Borough Council.

New Business

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

Public Comment

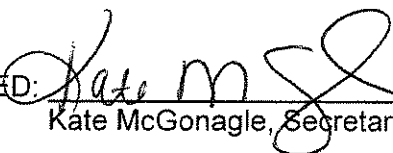
Tor Anderson of 81 Bucks Avenue in Cape May Court House introduced himself to the Board. Mr. Anderson communicated that he is the Head of Operations, as well as Partner at Harbaugh Custom Homes. Mr. Anderson expressed his take on the pool codes previously discussed during the Lot Grading Update. Mr. Anderson felt that the biggest hindrance is the 48-inch pool fencing regulation in the zoning ordinance. Mr. Anderson believes that if the ordinance is adjusted to grant more leeway, many of the problems at hand may be resolved. Mr. Anderson suggested allowing officials to judge requirements on a case by case basis.

Adjournment

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

APPROVED: March 14th, 2022

ATTESTED:



Kate McGonagle, Secretary Stone Harbor Planning Board