

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

April 11th, 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
Kevin Fischer
Jennifer Gensemer, Councilmember
Jonathan LaKose
Sandy Slabik

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Members Not Present:

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of March 14th, 2022 Meeting Minutes

Mr. Bickford requested a Motion to admit the March Meeting Minutes. Motion made by Mr. Conrad and seconded by Mr. Fischer. Roll call taken for members present at the meeting with all eligible members voting in the affirmative.

Public Hearing

PB 22-004 John Patrick Grady and Peggy Marie Francis Doerr and Kevin B. Frantz

Block 107.03 Lot(s) 64.02, 66, 68, 70, 72, and 74

227 107th Street and 241 107th Street

Site Plan Approval

Mr. William Kaufmann of Nehmad, Davis & Goldstein appeared on behalf of the Applicant and was sworn in by Solicitor Baldini.

Applicant Kevin Frantz 4476 Linden Lane in Emmaus, PA appeared and was affirmed.

Tiffany Morrissey of 7 Equestrian Drive in Galloway, NJ appeared and was affirmed.

John Halburner of the Hyland Group in Ocean City, NJ and Paul Kates from Kates Schneider Engineering appeared and were also affirmed.

Mr. Kaufmann summarized the Application for minor subdivision approval and "c" variance relief. Mr. Kaufmann explained the Co-Applicants seek a lot line relocation for 227 107th Street and 241 107th Street. Mr. Kaufmann explained the proposed lot line adjustment will increase the total lot area of 227 107th Street from 7,500 sq. ft. to 8,500 sq. ft. and will decrease the total lot area of 241 107th Street from 9,000 sq. ft. to 8,000 sq. ft. The Applicants seek a variance to allow the existing non-conform impervious coverage at 241 107th Street to increase from 59.7% to 67.2%.

Mr. Halburner then introduced himself to the Board, and briefly explained his engineering and architectural credentials. The Board accepted Mr. Halburner as an Expert. Mr. Halburner presented Exhibit V101-the Survey of the properties and Exhibit V102-the Plan and Subdivision. Mr. Halburner explained the proposal for a self-imposed restriction upon the development of the (now) vacant lot of 227 so that when the lot is fully developed, it (together with the existing property-241 107th) will remain unchanged and create an aggregate not exceeding the allowable maximum coverage of both properties. Mr. Halburner provided a handout to the Board illustrating the facts of the proposal entered into evidence as Exhibit A1. Mr. Halburner explained they would limit the properties to a total combined building coverage and impervious surface area not exceeding 45%. Mr. Halburner testified that there would be no negative or ill effects from granting the minor subdivision

The Applicants agreed to the condition that any additional semi-impervious area on the lot shall comply with the impervious and semi-impervious restrictions imposed under the ordinance. Mr. Kaufmann on behalf of the Applicants agreed that if the Application was approved, a deed restriction would be filed before the subdivision was recorded.

Ray Poudrier, the Borough Zoning Officer was sworn and affirmed by Mr. Baldini. Mr. Poudrier clarified the existing structure will be a variance and the new structure on the lot will be the deed restriction.

Tiffany Morrissey, professional planner, introduced herself and gave a brief summary of her background and experience to the Board. Ms. Morrissey testified that she analyzed the plan thoroughly. Ms. Morrissey explained that the Applicant was requesting a variance under the C-2 variance. Ms. Morrissey explained the benefits would outweigh the detriments and would create a better zoning alternative for the two properties. Ms. Morrissey testified the realignment of the lot line adjustment would create more evenly divided properties with street frontages that are more consistent with others in area without reducing the properties and creating more lots in the development. In terms of positive criteria, Ms. Morrissey explained the change would result in more light, air and open space, meets all aspects of the ordinance including rear, side and front yard setbacks and result in appropriate population density. Ms. Morrissey testified that she did not find any negative impact or detriment which would result from the approval of the request.

Mr. Kates testified that all information needed was provided and all requirements were met. Mr. Kates added without the allowances the Applicant was proposing, it would have added a total of 1000 sq. ft. of impervious coverage.

Mr. Bickford opened Public Comment for the Hearing.

Bernadette Parzych of 9925 Sunset Drive commented that she felt the Applicant's request was very responsible and she would have no objection if it was passed.

Mr. Bickford asked for any internal discussion amongst the Board members.

The Board discussed the Application and terms and conditions of the approval.

Mr. Baldini summarized all conditions and terms. The Applicants agreed to all terms outlined by the Board.

Mr. Baldini read the Motion into the record. Mr. Bickford requested a Motion to approve the Resolution. Mrs. Gensemer moved the Motion. Mrs. Slabik seconded with all eligible members voting in the affirmative

Old Business

Plan Endorsement Update

Mr. Kates informed the Board that the draft for plan endorsement was still under the review of the State. The subcommittee met with Meghan Wren of the NJ Office of Planning to discuss boundaries for the Town Center Designation. Mr. Kates relayed that the meeting went well and that Ms. Wren was provided with all necessary documentation. The Committee is now waiting for various state entities to review the plan and offer feedback,

Overlay Zone Update

Mr. Kates explained that the Overlay Zone draft is still being reviewed and updated, however there were not any substantial changes to the current status.

Lot Grading Ordinance Update

Mr. Kates explained that he is working on changing accessory structure height requirements in the current ordinance. Mr. Kates also noted that backfilling may become a requirement rather than a recommendation to further assist in flood mitigation, as well as some minor changes that will clarify impervious and semi-impervious definitions in the ordinance. Mayor Davies-Dunhour made mention for the ordinance to be brought before Council in the first meeting of May to review the changes.

New Business

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

Public Comment

Mr. Bickford opened Public Comment. No one spoke.

Adjournment

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

APPROVED: May 9th, 2022

ATTESTED: 
Kate McGonagle, Secretary Stone Harbor Planning Board