

## MINUTES OF THE REGULAR SESSION STONE HARBOR PLANNING BOARD

March 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 January 19, 2022, 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

#### **Members Not Present:**

Jonathan LaKose  
Sandy Slabik

#### **Solicitor:**

Paul J. Baldini

#### **Board Secretary:**

Kate McGonagle-Absent

#### **Zoning Officer:**

Ray Poudrier

#### **Engineers/Planners:**

Kates Schneider  
Engineering, LLC

### **Approval of February 14th, 2022 Meeting Minutes**

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

### **Oath of Office**

Mr. Baldini administered the Oath of Allegiance for Alternate II, Mr. Kevin Fischer. Mr. Fischer was then sworn to become a Class IV member of the Board. The Board congratulated Mr. Fischer.

### **Memorialization of Resolution for Flood Mitigation and Storm Sewer Master Plan**

Mr. Bickford requested a Motion to approve the Resolution for the Flood Mitigation and Storm Sewer Master Plan. Mrs. Gensemer moved the motion and Mr. Conrad seconded.

The Resolution was passed unanimously by all eligible members of the Board.

**Old Business**

**Plan Endorsement Update**

Mr. Kates informed the Board that the draft for plan endorsement was still under the review of the State. While still under review, the State did reach out to Mr. Kates to organize a meeting with Borough Officials to have a discussion regarding the topic of mapping boundaries.

**Overlay Zone Update**

The subcommittee for the Overlay Zone continued to work on the drafted ordinance. Mr. Kates revealed that they plan to incorporate fencing allowances into the ordinance based on information previously discussed by the Board. The subcommittee worked on language in the draft in an effort to address discrepancies amongst neighboring properties with varying property grades.

**Lot Grading Ordinance Update**

Mr. Poudrier and the Board discussed proposed changes to the lot grading ordinance regarding fencing requirements. A sample of a standard-size fencing panel was shown to the Board to visualize maximum/ minimum height standards. Mr. Poudrier explained that fencing companies are encountering drawbacks while complying with the current code when using the universal 48” panels. Mr. Poudrier suggested the allowance to remain at 48”, but to allow the top of the panel to be adjusted to a maximum of 54” in height. Mr. Poudrier gave examples of why a revision to the stringent requirements would be a benefit for all parties.

Mr. Poudrier mentioned another part of the ordinance that is subject to change. The revision addresses existing pool fencing becoming non-compliant as a result of adjacent lots being raised to come into compliance with the lot grading ordinance.

To address this concern, owners will be notified by Mr. Poudrier of the non-compliance and shall have 180-days from the date of notification to bring their pool fences into compliance. The changes would make the zoning and building codes more cohesive and relieve potential safety concerns.

**Outdoor Dining**

Mayor Davies-Dunhour notified the Board that Borough Council was informed of the changes to the ordinance presented by the Board at the February meeting. The revised ordinance will be introduce to Council at the March 15<sup>th</sup>, 2022 Council meeting.

**New Business**

Mr. Bickford asked the Board if there was any new business to discuss.

The scheduling of the Application for the minor subdivision for 227 & 241 107<sup>th</sup> Street was mentioned.

Beyond the Application hearing date, there was no additional business to be discussed.

**Public Comment**

Allison Rufe Burkard of 4459 Silverwood Street in Philadelphia, PA took to public comment to check the status of the lot grading ordinance addressing building height of accessory structures. Ms. Rufe is a professional of OSK Design Partners. Ms. Burkard suggested measuring from adjacent grade as opposed to top of curb. Solutions and the timeline for changes to the ordinance were discussed.

**Adjournment**

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

APPROVED: April 11th, 2022

ATTESTED: \_\_\_\_\_  
Suzanne Brown, Alternate Secretary Stone Harbor Planning Board