

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

July 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:

Robert D. Bickford Jr., Chairman
Tim Clay (Alternate I)
Wayne Conrad, Vice-Chair
Kevin Fischer
Jennifer Gensemer, Councilmember
Jonathan LaKose
Sandy Slabik

Members Not Present

Mayor Judy Davies-Dunhour

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of June 13th, 2022 Meeting Minutes

The Board considered the minutes for the June 13th, 2022 meeting. A Motion to approve the minutes was made by Mr. Conrad and seconded by Mr. Fischer. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

Old Business

Plan Endorsement Update

Mr. Kates informed the Board that we are still waiting on the State's comments on the self-assessment report. Once reviewed, the State will develop a plan, action and implementation agreement.

Overlay Zone Update

Mr. Kates notified the Board that he is continuing to review and revise the proposed ordinance for the Overlay Zone. Mr. Kates explained that he is incorporating pool fence provisions and cleaning up other language as it relates to the Lot Grading ordinance.

Lot Grading Ordinance Update

Mr. Kates updated the Board about the revisions to the Lot Grading Ordinance. The proposed amendments include: requirements for backfilling the bulkheads, for accessory structure heights being measured from lowest adjacent grade instead of top of curb, and allowing a break in retaining walls at driveway grades. The Ordinance is scheduled for 2nd, 3rd and Final reading at the July 19th 2022 Council Meeting.

Pool Fencing

Mr. Kates reiterated that all pool fencing provisions previously discussed have been incorporated into the Overlay Zone ordinance in an effort to address minor inconsistencies.

Setback Discussion

Mr. Bickford announced the setback discussion was being postponed until the August Planning Board meeting so that all Board members could be in attendance for the discussion.

New Business

Fee Schedule Discussion

Mr. Poudrier explained that it has become common practice to reach out to Applicants for additional escrow monies because the initial escrow fee is no longer satisfying professional fees. Mr. Poudrier also mentioned reviewing map filing fees in the ordinance. Currently, only one map filing fee is charged when an applicant applies for a subdivision. Mr. Poudrier explained that by charging a map filing fee for one lot (when more than one is being created), is resulting in a negative revenue balance for the Borough. Mr. Poudrier researched comparable communities to investigate how map filings are billed, and found that all are charging map filing fees for each lot. The consensus of the Board is to move forward and introduce the change to Borough Council.

Public Comment

Mr. Bickford opened Public Comment.

Mrs. Bernadette Parzych of 9925 Sunset Drive took to public comment to present the Board with a grid illustrating varying setback measurements. Mrs. Parzych testified about the importance of looking at the measurements of the setbacks and noted the need for solutions regarding the current setback standards to be sought. Mrs. Parzych asked the Board to focus on adjusting side-yard setbacks rather than rear-yard setbacks to create more open space which would not inhibit any living space.

Adjournment

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

APPROVED: August 8th, 2022

ATTESTED:


Kate McGonagle, Stone Harbor Planning Board Secretary