

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

June 13th, 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
Sandy Slabik

Members Not Present

Mayor Judy Davies-Dunhour
Jonathan LaKose

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of May 23rd, 2022 Meeting Minutes

The Board considered the minutes for the May 23rd, 2022 meeting. Changes or corrections were made. A Motion to approve the minutes was made by Mr. Fischer and seconded by Mrs. Slabik. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

Memorialization(s)

*PB 22-005 340 104th Street LLC, Greg Hill, Managing Member
Block 200.03 Lot(s) 535, 536, 537.01, 537.02, 538
340 104th Street
Minor Subdivision Denial*

Chairman Bickford requested a Motion to approve PB Resolution 2022-005. The Board proposed corrections or revisions to the Resolution. Mrs. Slabik moved the motion. All eligible members voted in the affirmative.

*PB 22-006, Stone Harbor Square LLC
Block 96.03 Lot(s) 95, 97, 99, 100, 101, 102, 104 & 106
261 96th Street
Minor Subdivision Approval*

Chairman Bickford requested a Motion to approve PB Resolution 2022-006. The Board proposed corrections or revisions to the Resolution pertaining to the date listed on the Resolution. Mrs. Slabik moved the motion and Mr. Fischer seconded. All eligible members voted 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 only update the State has provided is the deadline for submission has been extended.

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 noted that he will be reaching out for guidance regarding the width of stairs in front yards. He included that he is working on elevation triggers out of the Lot Grading ordinance and will be incorporating them into the Overlay Zone ordinance. Increased control of underground storage requirements was also mentioned.

Lot Grading Ordinance Update

Mr. Kates updated the Board about the revisions to the Lot Grading Ordinance. He relayed he had presented the amendments to the Lot Grading ordinance to Council. Amendments that were noted 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. Mr. Kates relayed that the drafted ordinance will be moving to first reading at the next council meeting on June 21st, 2022.

Pool Fencing

Mr. Poudrier expressed concerns with the cohesiveness of the zoning ordinance and the construction code pertaining to pool fencing regulations. Mr. Poudrier explained that Mr. Baldini had drafted an ordinance addressing a majority of the concerns..

Currently under DCA standards, if a property owner raises his lot to grade, it may trigger his neighbor's pool fence to be out of compliance. Mr. Poudrier explained that this action leaves the non-complying neighbor to either bring his fence into compliance or sign a variation and pay a variation fee under the agreement that protection of a property would be provided by the elevated property owner's fencing. Mr. Poudrier also told the Board that currently all fences must be exactly 48" to be in compliance. The Board discussed a variety of options. The Board agreed the drafted ordinance addresses safety and the responsibility of property owners that are not in compliance. The Board came to the consensus to move forward with the language in the drafted ordinance provided by Mr. Baldini. Mr. Kate's agreed to incorporate the language from the draft into the Lot Grading Ordinance which is currently being amended.

Another issue Mr. Poudrier brought to the Board's attention is the need for adjacent property owners to share retaining walls.

Setback Discussion

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

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.

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.

Adjournment

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

APPROVED: July 11th, 2022

ATTESTED: Kate McGonagle
Kate McGonagle, Stone Harbor Planning Board Secretary