

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

September 12th, 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
Wayne Conrad, Vice-Chair
Mayor Judy Davies-Dunhour
Kevin Fischer
Jennifer Gensemer, Councilmember
Sandy Slabik
Frank Vaul

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Members Not Present:

Tim Clay (Alternate I)

Engineers/Planners:

Kates Schneider
Engineering, LLC

Oath of Office & Oath of Allegiance of Class II Member, Frank Vaul

Mr. Bickford introduced Frank Vaul to the Board. Mr. Bickford explained Mr. Vaul would be filling Jonathan LaKose's position on the Board as its Class II member. Mr. Baldini administered the Oath of Allegiance and Oath of Office for Mr. Vaul. All members welcomed Mr. Vaul.

Approval of August 8th, 2022 Meeting Minutes

The Board considered the minutes for the August 8th, 2022 meeting. Comments or corrections were made. A Motion to approve the minutes was made by Dr. Slabik and seconded by Mayor Davies-Dunhour. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

Memorialization of PB 22-007, Gowen and Bazik

The Board then considered memorializing Resolution PB 22-007. A motion to approve the resolution was made by Mr. Fischer and seconded by Mayor Davies-Dunhour with all eligible members voting in the affirmative.

Old Business

Overlay Zone Update

Mr. Kates explained that the Overlay Zone draft was still being reviewed and updated. Mr. Kates mentioned underground storage centers as an area of concern in the current ordinance. He explained underground storage centers are required on all properties. The storage centers are supplied by stormwater collected from a dwelling's roof runoff as well as stormwater collected

from impervious coverage and lot grade runoff. Mr. Kates explained the language in the current ordinance was written to be interpreted simply, but the wording is creating a vague interpretation that is out of alignment with the ordinance's intent. Mr. Kates asked the Board if they believed the ordinance should include tighter restrictions on underground storage in relation to the volume of water that is actually collected and stored underground. Mr. Kates added the placement of the systems on the property could impact stormwater collection. Mr. Poudrier mentioned the need for rain gutters with rain leaders draining directly into the storage system. Property engineers would be required to show the intended amount of water to be captured in their Grading Plan and prove it was graded for proper drainage in their As-Built Plan. Mr. Kates suggested a minimum standard of 25%. The Board agreed. Mr. Kates stated he would work on the language revisions to incorporate tighter restrictions.

Next, Mr. Kates revisited the topic of updated fencing requirements. Mr. Poudrier explained that fencing requirements outlined in the pool ordinance are not cohesive with zoning and building codes. Mr. Poudrier noted current standards could create issues in the overlay zone for the smaller lots because properties could lose space. One suggestion mentioned was to allow measurement of fencing from the outside of the fence on the property. Fences would be measured from the adjoining property of the elevated grade as opposed to the ground of the property adjacent to the fence.

Plan Endorsement Plan

Mr. Kates informed the Board that he had recently heard from Megan Wren of the NJ Office of Planning Advocacy. Ms. Wren relayed the plan is waiting for final review from the NJDEP. Ms. Wren explained once approval of the plan is granted, the implementation agreement may appear onerous. Ms. Wren assured Mr. Kates that there is grant money that may be available for eligible municipalities. Ms. Wren mentioned there is pushback to the plan in reference to the area of the Marina and Department of Public Works at 80th Street. The NJDEP is limiting consideration for future development and is focusing on current redevelopment plans for municipalities.

Setback Discussion

Members followed up on the discussion to consider adjusting setback standards. Members expressed their reservations on changing existing setback requirements. Over encompassing the variety of properties on the island was mentioned as a concern. The Board came to the consensus that revisions to the setback measurements are not essential at the present time.

New Business

Mr. Bickford asked members of the Board if there were any new items of business to be discussed. There was none.

Public Comment

Mr. Bickford opened Public Comment.

Mrs. Bernadette Parzych of 9925 Sunset Drive took to public comment to express changing setback requirements would create an appearance of less density for the town and would be an improvement to Stone Harbor, not a detriment. She also mentioned reconfiguration of setback measurements would result in more light, space and air. Mrs. Parzych testified the change would not result in less living space and may only impact porches and decks. Mrs. Parzych also stated the adjustment of the current requirements would improve real estate value of properties. Mrs. Parzych asked the Board to continue considering revising setback standards.

Ms. Robin Casper of 10516 Golden Gate Road took to public comment to offer her support of the idea of imposing gradual setbacks. Ms. Casper suggested setbacks standards be based on an alternative method of measurement which would be based on the width of the property lines.

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: October 17th, 2022

ATTESTED: 
Kate McGonagle, Stone Harbor Planning Board Secretary