

MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD

March 11, 2013

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Mr. Hand, who stated that all requirements of the “Open Public Meetings Act of 1975” had been met.

ROLL CALL:

Planning Members Present

Thomas Hand
Mayor Suzanne Walters
Jill Gougher
Wayne Conrad
Joselyn O. Rich
Robert D. Bickford, Jr.

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Zoning Officer

Joanne Mascia

Alternate Present

Julian Miraglia

Board Member Absent

Perry Conte

Professional Planners Present

Susan Gruel
Fred Heyer

Waterfront Business District

The Waterfront Business District (WBD) was formed by ordinance in 2008. The intent of the ordinance was to create and maintain a strong destination dining and retail shopping area in the downtown commercial district. The existing single and two family residential properties in the WBD were then classified as a conditional use as long as they were in existence on the effective date of the ordinance creation.

At the February 11, 2013 Board meeting Mr. Randall Turney of 9715 Third Avenue asked the Board for relief from the new ABFE regulations. Mr. Turney’s residential property is located in the Waterfront Business District and the newly created V-Zone. He had received approval from the Stone Harbor Zoning Board of Adjustment in November of 2012 to construct a new home and was given relief from some of the conditional use standards for a residential property in the WBD. At that time Mr. Turney had been given relief variances for the rear yard setbacks and the maximum building height.

Following the February 11th meeting the Planning Board requested the Borough Council to consider crafting an ordinance similar to what is now being offered in residential zone (Ord. 1416). Mayor Walters reported the Council did not want to pass along a quick fix ordinance but instead has requested that the Planning Board take a full review of the entire Waterfront Business District to see what is working and what is not. The Borough Administration & Finance Committee has also issued a directive for a review of the entire WBD zoning regulations.

It was also noted that Mr. Turney would have to go back to the Zoning Board for further relief from the new ABFE rules as the new height he would be building to would require him to notice the surrounding neighbors, as called for in the MLUL.

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The Board's planner, Fred Heyer also agreed a though review of the WBD is called for. He feels there are a lot of regulations for a very small zone. He feels we should be looking on a lot by lot basis to see what works and what doesn't. Mr. Heyer feels The Reeds will be setting a new pattern and we can take some cues from that. He also noted existing residential homes in the WBD are scattered and this will make the planning design more challenging. The locations of professional offices must also be taken into consideration.

Mr. Hand suggested a committee be formed to complete a review of the Waterfront Business District including all use functions and building heights, setbacks and parking requirements. Members are Mr. Bickford (Chair), Mayor Walters, Mr. Miraglia, Mrs. Mascia along with the professional planners, Fred Heyer and Susan Gruel.

Hotel/Motel Zone

A progress report was not available for tonight's meeting.

Mrs. Rich feels the Borough Council and Planning Board have immediate projects that are going to require a great deal of effort to achieve permanent solutions, such as the ABFE regulations and the review of the Waterfront Business District. She would like to concentrate on these projects before starting any new projects.

Public Comment

No one spoke. Public Session Closed.

NEW BUSINESS

None

OLD BUSINESS

Mr. Hand noted that the public access Channel Two was showing incorrect dates for the Planning Board meetings. He asked for someone from the Borough to update the schedule.

ADJOURNMENT

Having no further business at hand Mr. Hand called for a motion to adjourn the meeting.

A motion to adjourn the meeting by Mr. Miraglia and seconded by Mr. Bickford. All members present voted in the affirmative.

APPROVED:

ATTESTED: _____
Patricia H. Wagner, Secretary Stone Harbor Planning Board