

MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD

July 23, 2012

7:00 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
Perry Conte
Wayne Conrad
Robert D. Bickford, Jr.
Jill Gougher

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Planning Members Absent

Mayor Suzanne Walters
Joselyn O. Rich
Robert Ashman, Alternate
Julian Miraglia, Alternate
Joanne Mascia, Zoning Officer

Approve Minutes

Motion by Mr. Conrad and seconded by Mr. Conte to approve the minutes of the June 25, 2012 regular session.

Affirmative votes: Mr. Hand, Mr. Conte, Mr. Conrad, and Mrs. Gougher and Mr. Bickford.

Motion by Mr. Conte and seconded by Mrs. Gougher to memorialize Resolution 2012-006 – Recommend to Borough Council to amend RGO 560-38 Setback Regulations & Other Area Regulations.

Affirmative votes: Mr. Conte, Mr. Conrad, Mrs. Gougher and Mr. Bickford.

Board Discussion

1. Signage – Business District & Waterfront Business District

Draft#1, dated June 22, 2012. Page Two, Section B. (3),: Remove the prohibition on freestanding signs but keep the prohibition that signs on the top of the buildings shall not be permitted.

Another suggested change includes properties having frontage on a main street, but having no front entrance (e.g. 96th St. Café) will not be permitted to place a sign in front of the business.

Sign dimensions and distance from business entrances still have to be discussed by the full board.

The proposed amendments must have consistent rules and enforcement procedures; otherwise the ordinance will lose its effectiveness. Mr. Catanese will prepare draft #two and distribute for Board members to review before the next meeting.

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2. Hotel/Motel Zone

Mrs. Gougher reported she has brought the suggested public/private parking solutions to the Borough Council Administrative & Finance Committee for their review. This item is still under discussion by A&F. Mrs. Gougher has not met with Dr. Sprandio.

3. Open Space Funding.

Mr. Conrad distributed a two page document outlining plans for establishing a pocket park and small sailing and rowing craft museum along the south side of the 96th St., Shelter Haven Basin. In particular, the Tice property at 9701 Third Avenue was discussed. Mr. Conrad has since been informed that the Tice's do not want to sell at this time. Mrs. Tice has also informed Chairman Hand that she is not interested in selling the property at the current assessed value. Mr. Catanese stated the CMC Open Space Department has to first hire a certified appraiser and any offer would be based upon that appraised value and not the Borough's assessed value. This would be done before entering into any contract with a property owner. The Borough could also purchase a particular property and then make an application for open space funding.

Mr. Catanese & Mrs. Gougher reminded the Board that any discussions with a property owner regarding the purchase of a particular property should not be done by the Planning Board, as it is out of their jurisdiction. Any and all discussions will be handled by Mrs. Gougher in her position as the Borough Administrator. At this time Mrs. Gougher is not able to openly discuss any property purchase issues as they are currently covered by Borough Council executive closed session policy. Mr. Hand may inform Mrs. Tice that any offers from the County are based upon the appraised value and not the assessed value.

OPEN PUBLIC SESSION

Mr. Hand opened the meeting for public comment.

No one spoke.

Public session was closed.

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. Bickford and seconded by Mr. Hand. All members present voted in the affirmative.

APPROVED: August 27, 2012

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