

MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD

August 22, 2011

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
Kenneth Hawk
Albert Carusi
Wayne Conrad

Board Solicitor

Andrew Catanese

Zoning Officer

Joanne Mascia

Board Secretary

Patricia H. Wagner

Member Absent

Mayor Suzanne Walters

Alternates Present

Robert Ashman

Julian Miraglia

Motion by Mr. Miraglia and seconded by Mr. Carusi to approve the minutes of the July 25, 2011 regular session.

Affirmative votes: Mr. Hand, Mr. Conte, Mr. Hawk, Mr. Carusi, Mr. Conrad, Mr. Ashman and Mr. Miraglia.

Zoning Ordinance Review/Revisions

The committee, consisting of members Joanne Mascia, Tom Cope, Carl Wannan, Albert Carusi and Andrew Catanese, presented Phase I of the proposed zoning ordinance revisions to the Planning Board for their consideration. The committee for the first time in August 2010 and met for a total of 14 work sessions since its conception. Phase I was primarily a clean-up of the text and format of the current zoning ordinance. Members were given two forms, a black-lined version and a clean version to help identify all changes to the current ordinance.

Mr. Cope and Mr. Wannan gave an overview of the document and asked for any general comments or questions at this time. Mr. Cope, realizing the Board had only received the documents within the past few days, recommended that any substantive discussion concerning the proposed ordinance be conducted at the September 26, 2011 meeting. Local land use attorneys and architects will be provided with the draft copies & they will be invited to attend the September meeting to express their opinions and suggestions. Both drafts will also be made available for viewing on the Borough’s web site.

Mr. Hand opened this portion of the meeting for public comments.

Vincent LaManna wanted to know the current status of COAH. Mr. Hawk stated nothing has changed since the last NJ State rulings. The Borough is collecting the required fees and placing them into a separate bank account as mandated. Mr. Wannan noted under the current COAH law that after four years of non use the funds would revert back to the State government, but a change in the rules could change this also. No one else spoke and the public session was closed.

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Once Phase I has been approved by the Planning Board and sent to the Borough Council for approval the committee will then begin to work on Phase II (elements of the Master Plan). Mr. Hawk suggested any Phase II work be done in increments as the potential impact in certain neighborhoods might not be readily accepted. Mr. Cope will prepare and distribute a list of the items to be addressed in Phase II. He will have this for the September meeting.

As Phase I doesn't require a new tax map to be prepared, Mr. Hawk suggested funds for Phase II and any revised tax maps should be placed in next year's budget.

Mr. Hand thanked the committee members for their work on this project.

Hotel/Motel Zone

Mr. Hawk reported that the A & F Committee of Borough Council has asked for a more detailed outline before they agree that this is an area they wish the Board to pursue. Mr. Ashman will follow up on the Rutgers study that was recently done for Ocean City, NJ and also contact various local hotel/motel owners and architects.

Mr. Cope stated that as a result of the A & F Committee's discussion they suggest that rather than making a zoning district unto itself, the Planning Board make it a conditional use within the Business District rather than the current permitted use.

The proposed zone will be discussed at a future meeting.

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. Ashman. All members present voted in the affirmative.

APPROVED: September 26, 2011

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