

MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD

October 22, 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
Mayor Suzanne Walters
Wayne Conrad
Jill Gougher
Joselyn O. Rich
Robert D. Bickford, Jr

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Alternates Present

Robert Ashman

Planning Members Absent

Julian Miraglia, Alternate
Joanne Mascia, Zoning Officer

Borough Engineer

Chris Eaton

Approve Minutes

Motion by Mr. Conrad and seconded by Mrs. Gougher to approve the minutes of the September 24, 2012 regular session.

Affirmative votes: Mr. Hand, Mr. Conte, Mayor Walters, Mr. Conrad, Mrs. Gougher, Mrs. Rich, Mr. Bickford, and Mr. Ashman.

Site Plan Review

SPR 2012-001

J. Craig Otton Custom Builders, LLC
8310 Sunset Drive, Stone Harbor, NJ 08247
Block: 83.04, Lots 136 & 138

Note: To avoid any improprieties Mrs. Rich has been excused from voting on this application. Mrs. Rich is the sister of the applicant, J. Craig Otton.

The applicant was represented by Jane M. Hoy, Esquire. Application is for the addition of an office with an attached construction workshop on the property.

Sworn to give testimony was J. Craig Otton of 10003 Sunrise Drive, Stone Harbor, NJ. The existing building on the subject property has been used for many years and is still being used as a construction workshop. Mr. Otton uses his space in his home for office work. Current and proposed hours of operation are 8:00 am to 4:00 pm. He stated there will be some equipment delivered and stored at the site but most of the larger equipment or supplies are delivered directly to the job sites. Mr. Otton feels there is ample parking at the property and he proposes no free standing signs. He does not anticipate a large amount of trash or recycling items to be generated by the addition of an office.

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Paul Kiss, 717 W. Knight Avenue, Collingswood, NJ was sworn next. Mr. Kiss is a Registered Architect and Professional Planner in the State of New Jersey. Plans prepared by Mr. Kiss were entered into evidence and marked as A-1 (10/1/12) & A-2 (revised plans). Mr. Kiss reviewed the requested waivers as listed on the Site Plan Element Sheet. He also reviewed the Borough Engineer's report with Chris Easton of the firm Remington & Vernick.

Public Comments

Sandy Slabik, 8318 Sunset Drive, Stone Harbor. Mrs. Slabik stated the neighborhood is primarily residential. She is concerned that there will be additional traffic and parking problems. She also noted that particular area is prone to flooding and items have floated onto neighboring properties. Mrs. Slabik wanted assurance that all items will be properly stored on Mr. Otton's property.

Charles Polk, 8314 Sunset Drive, Stone Harbor. Mr. Polk lives adjacent to Mr. Otton's property. He asked for clarification on the setback requirements between his property and Mr. Otton's.

No one else spoke. Public Session was closed.

Mrs. Hoy gave her closing statements.

Board Discussion

Mr. Catanese summarized the application requests for the Board.

Board members feel the proposed building will be an improvement to the surrounding neighborhood.

Motion by Mr. Conte and seconded by Mr. Ashman to grant the requested side yard setback variance.

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

Motion by Mr. Bickford and seconded by Mr. Ashman to grant all requested waivers as listed on the Site Plan Element Checklist.

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

Motion by Mr. Ashman and seconded by Mr. Conrad to grant preliminary and final site plan approval.

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

Mrs. Hoy thanked the Board for their time and consideration.

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2013 Budget

Mrs. Gougher has not been able to schedule a meeting with our Planners, Heyer & Gruel to complete their budget needs.

Mr. Conrad stated he talked with Susan Gruel today and they both feel that stakeholder meetings are needed for all those concerned with the hotel/motel zone. Mr. Conrad feels the Board should budget an ample amount to bring this project to fruition.

Mr. Conrad and Mr. Ashman feel the Board should have a contingency fund for new issues that might emerge in 2013.

Mr. Bickford would like to also look at alternate solutions, other than the potential 97th Street parking partnership, for the proposed hotel/motel district.

Mr. Hand noted that with the Shelter Haven opening in 2013 additional parking will be needed for their 300 seat restaurant.

Mrs. Gougher will convey the Board's requests for 2013 budgetary funds, including \$10,000 - \$15,000 for Heyer & Gruel, to the Borough's Administrative & Finance Committee.

Bay Window/Window Seat Discussion

Current set back exemptions include bump outs for bay windows and window seats. Mrs. Mascia is now experiencing enforcement issues with property owners trying to extend their livable floor capacity by installing showers, window seats and bath vanities into these areas.

Paul Kiss spoke in favor of keeping bump outs as they allow for a more pleasing look to a building by not having four flat walls/sides. He also spoke about his experiences with clients requesting bump out designs. He does advise them what is allowable but he can't control what they finally do with the space.

The Board discussed the intent and history of the Borough's current ordinance.

Mr. Conrad asked if this is an issue for Heyer & Gruel to advise the Board on. For now it was decided not to involve Heyer & Gruel and for Mrs. Mascia to get a copy of the Borough of Avalon's ordinance for comparison. Mr. Catanese will assist Mrs. Mascia with the review.

Public Comment

Jane Hoy, on behalf of the ROA, asked for information on the proposed hotel/motel district. Mr. Ashman gave her a brief outline of what has transpired to date. Mrs. Gougher explained the stakeholder meeting process to take place.

No one else spoke. Public Session Closed.

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CMC Library

Mayor Walters noted that the County hopes to have all negotiations with Bank of America to purchase the property at 96th & Second Avenue as the future site of the Stone Harbor branch of the CMC Library finished by the end of 2012.

OTHER BUSINESS

Mr. Hand asked what, if anything, can be done to alleviate large trucks making deliveries to the local WaWa. The potential for a major accident is becoming greater each passing season. This is a public safety issue that falls under the police department enforcement. It was noted that site plan reviews were not required when this WaWa was constructed.

ADJOURNMENT

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

A motion to adjourn the meeting by Mrs. Gougher and seconded by Mr. Ashman . All members present voted in the affirmative.

APPROVED:

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