

MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD

November 26, 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
Mayor Suzanne Walters
Wayne Conrad
Jill Gougher
Robert D. Bickford, Jr.

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Alternates Present

Robert Ashman
Julian Miraglia

Zoning Officer

Joanne Mascia

Planning Members Absent

Perry Conte
Joselyn O. Rich

Site Plan Resolution

Motion by Miraglia and seconded by Mr. Ashman to memorialize Site Plan Resolution 2012-001, J. Craig Otton custom Builders, LLC.

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

Board Discussion

Flood Zones & Height Requirements

In the aftermath of Super Storm Sandy, Mayor Walters wanted the Board to review current flood elevation requirements in Stone Harbor to ensure they were adequate to protect all properties. Mrs. Mascia feels Stone Harbor does not have to make any changes at this time. It was reported that most of the property damage done by Super Storm Sandy in Stone Harbor was to bay side docks and decks and not to the interior of the homes.

Mayor Walters reported that FEMA will have grant funds available for homeowners to raise the building foundation of their homes. The funds are only for those homeowners that have received repetitive flood damage from prior storms and Super Storm Sandy. Forms are available in the Construction Office

FEMA was to introduce new flood maps sometime in 2013, but due to the extensive damage caused by Sandy it is expected they will be issuing stricter flood elevation building requirements in the near future. Mrs. Mascia will report back to the Board as she received information from FEMA.

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Beach Replenishment Project

Mayor Walters reported Stone Harbor is scheduled to start a beach replenishment project in mid December. The Mayor and Borough Administrator Gougher are currently in discussion with the Army Corp of Engineers and the NJ DEP to put more sand on the beach to help in repairing the dune system which successfully protected beach front properties during Super Storm Sandy.

COAH

Mr. Ashman asked for an update on COAH. Mrs. Gougher stated the State has not released any further information on updating its regulations.

2013

As a result of the damage received by northern New Jersey resort areas, Mr. Hand feels that the Borough should start to prepare for a very busy year in 2013. Board members feel that many of the seasonal visitors who would normally frequent those northern New Jersey beach areas will be seeking out southern beach communities, such as Stone Harbor.

Public Comment

No one spoke. Public Session 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. Miraglia and seconded by Mr. Ashman. All members present voted in the affirmative.

APPROVED:

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