

MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD

February 22, 2010

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

Kenneth Hawk

Perry Conte

Thomas Cope

Wayne Conrad (delayed arrival @ 7:08pm)

Alternate Member Present

Julian Miraglia

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Members Absent

Albert Carusi

Robert Ashman

Zoning Officer

Joanne Mascia

Approve Minutes

Motion by Mr. Miraglia and seconded by Mr. Cope to approve the minutes of the January 25, 2010 regular session.

Affirmative votes: Mr. Hand, Mayor Walters, Mr. Hawk, Mr. Conte, Mr. Cope and Mr. Miraglia.

Memorialize Resolution

Motion by Mayor Walters and seconded by Mr. Miraglia to approve and memorialize Site Plan Resolution SPR 2010-001, Beach Blums, LLC.

Affirmative votes: Mr. Hand, Mayor Walters, Mr. Hawk, Mr. Conte, Mr. Cope and Mr. Miraglia.

Minor Sub-Division Application

Case Number SD 2010-001

SeaLuke LLC and James & Elizabeth Goodchild

9915 First Avenue and 110 100th Street

Block 99.02, Lots 27, 28, 29 & 30 and Block 99.02, Lots 35 and 37

The applicant was represented by Doreen Corino, Esquire. The application is for a minor subdivision with no variance relief or waivers requested or required. Both properties are located in the Residential A Zone. The applicant’s intent is to reconfigure two existing parcels by a lot line adjustment. Mr. Catanese swore to give testimony, Donald W. Samples, 22 Dartmouth Lane, Haverford, PA representing SeaLuke, LLC and James Goodchild, 1559 Beechnut Circle, Maple Glen PA. If the application is granted, it will make a non-conforming lot into a conforming lot with regards to size and width. The application meets or exceeds all other bulk requirements. The Cape May County Planning Board has reviewed the proposed sub-division and approval has been waived.

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Mr. Catanese swore to give testimony, Scott Brown, P.E., who is employed by Dante Guzzi Engineering, 418 Stokes Road, Medford, New Jersey. Mr. Brown reviewed his credentials as he has never appeared in a professional capacity before the Stone Harbor Planning Board. Mr. Brown reviewed the proposed subdivision for the Board. He provided Zoning Officer Mascia with two grading plans this evening.

Ms. Corrino stated the one page sub-division plan submitted with the application, dated January 13, 2010 was prepared by Dante Guzzi.

Mr. Hawk asked if the Borough had received proof of neighborhood notification of the application.

It was noted that under NJ Municipal Land Use Law and the Borough's Ordinances that a minor sub-division application with no requested variances is exempt from notification requirements.

The Board had no other questions.

Mr. Hand opened the Public Portion of the meeting.

No one spoke in favor or against the application.

Motion to approve Sub-Division SD 2010-001 by Mr. Miraglia and seconded by Mr. Conte.
Affirmative votes: Mr. Hand, Mayor Walters, Mr. Hawk, Mr. Conte, Mr. Cope, Mr. Conrad and Mr. Miraglia.

OLD BUSINESS

Mayor Walters reported Gov. Christie signed an executive order putting a temporary halt (90 days) to all work relating to COAH. A commission has been set up to review all rules and regulations. Fair Share Housing Center has filed a suit asking for a stay of that order and it was granted. Mr. Hawk explained the Borough will move forward with its planned ordinance in order to avoid any builders remedy action. Mayor Walters reported that the Borough, through a shared services professional contract, has hired Triad Associates to act as the Borough's administrative agent.

Mr. Hawk reported that the Administration & Finance Committee has approved the use of funds from the Borough's 2010 temporary operating budget to hire Linda Weber to begin work on the Historic Committee.

Mr. Catanese was asked to prepare a resolution awarding a professional services contract to Ms. Weber. He will have this ready for approval at the March 22, 2010 meeting, including all pay to play information.

Mayor Walters reported that she has reactivated the Borough's Shade Tree Committee. Mr. Conte will act as the Planning Board's representative with the Committee.

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Mr. Hand opened the meeting for Public Comment. There were none. Mr. Hand closed the Public Session.

NEW BUSINESS

None

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. Hawk and seconded by Mr. Miraglia. All members present voted in the affirmative.

APPROVED: March 22, 2010

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