

MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD

November 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
Perry Conte
Thomas Cope
Wayne Conrad

Board Solicitor

Andrew Catanese

Board Secretary

Patricia H. Wagner

Absent

Mayor Suzanne Walters
Kenneth Hawk
Albert Carusi
Joanne Mascia, Zoning Officer

Alternate Present

Robert Ashman
Julian Miraglia

Approve Minutes

Motion by Mr. Ashman and seconded by Mr. Miraglia to approve the minutes of the October 25, 2010 regular session as amended for Mr. Conte opening the meeting.
All members present voted in the affirmative.

Memorialize Resolution 2010-007

Motion by Mr. Ashman and seconded by Mr. Miraglia to approve Resolution 2010-007 for the adoption of the Historic Preservation Element of the Borough of Stone Harbor Master Plan. Affirmative votes: Mr. Conte, Mr. Conrad and Mr. Ashman

RESOLUTION NO. 2010-007

**ADOPTING AND APPROVING THE HISTORIC PRESERVATION MASTER PLAN
OF THE
BOROUGH OF STONE HARBOR PURSUANT TO N.J.S.A. 40:55D-1, et seq.**

WHEREAS, the Planning Board of the Borough of Stone Harbor, Cape May County, New Jersey (the “Board”) has prepared a document entitled *Historic Preservation Master Plan* (Draft) dated September 20, 2010 in consultation with Linda B. Weber, AICP, PP; and

WHEREAS, a public hearing on the proposed Master Plan was conducted on October 25, 2010; and

WHEREAS, the Board finds that the notice provisions of N.J.S.A. 40:55D-13 have been satisfied.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Stone Harbor, New Jersey on this 25th day of October, 2010, that the Historic Preservation Master Plan prepared by Linda B. Weber, AICP, PP, and identified as “DRAFT September 20, 2010,” be and is hereby adopted by the Stone Harbor Planning Board pursuant to N.J.S.A. 40:55D-1, et seq.

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BE IT FURTHER RESOLVED that the Master Plan shall be amended to reflect its adoption on October 25, 2010.

BE IT FURTHER RESOLVED that a certified copy of this Resolution and the Master Plan shall be forwarded to the necessary parties as required by N.J.S.A. 40:55D-1, et seq., including, without limitation, the Cape May County Planning Board.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Clerk of the Borough of Stone Harbor and maintained by the Secretary of the Planning Board.

I hereby certify the foregoing to be an original Resolution of the Borough of Stone Harbor Planning Board adopted at a meeting held on the 25th day of October, 2010.

Memorialized: November 22, 2010

Patricia Wagner, Secretary
Stone Harbor Planning Board

Zoning Ordinance Review

Mr. Cope reported on the committee's progress to date. Phase One focus has been on the reorganization and preparation for codification including moving from a narrative to a tabular format that will make the zoning regulations easier to read. The committee's review has included reviewing, reformatting and clarifying all definitions, Residential Zones A, B and C, and parking in the Residential B and the Waterfront Business District Zones. The committee, in Phase One, has tried to stay away from changing the basic content or intention of the zoning regulations.

The committee has identified a few issues that ought to be addressed with additional input from local architects. Among these are issues that relate to roof lines such as what is a flat roof, a peaked roof or what is the definition of roof pitch. Another issue is what the committee calls habitable intermediate levels. This is the level which provides access to roof decks at a roof level but it does not create a third story. The committee is also reviewing the issue of having a detached versus an attached garage and would having a connecting breezeway or pergola make the garage be considered an attached structure.

In reformatting, the committee has moved around some permitted and conditional uses along with supplemental and area regulations. This is to bring them into the forefront of the regulations so as to be clearer and more evident to the reader of any particular ordinance. Mr. Cope estimates that Phase One is 85% done and the committee hopes to be finished by year end and then Phase One will be presented to the Planning Board for full review and approval before moving onto Phase Two.

Phase Two will be starting sometime in 2011. The committee proposes to undertake items listed in the Master Plan, such as the possible elimination of the Light Industrial classification. The Board would then have to address the potential issues or ramifications facing the property owners in the multi dwelling buildings located in those zones. The Board might have to create a new zone to handle those locations. Mr. Cope also noted the Borough currently owns two vacant lots in the Light Industrial Zone.

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Phase Two will also include other Master Plan items such as conceptual long range plans for the creation of the Marina District and the establishment of distinct regulations for the Neighborhood Business Districts from the Central Downtown Business District. Following a preliminary review the committee also concurred with the Master Plan to eliminate Public Use Zones and simply make Public Use a permitted use in all districts. The only exception would be for the beachfront area. Public hearings would be held before any changes are recommended and approved by the Planning Board and then forwarded to Borough Council for possible adoption.

Mr. Cope stated there is a potential to have a Phase Three to address more technical issues. The committee would review other issues such as light and air, lot coverage, floor area ratios and permeable lot coverage that would substantially impact the current direction of some of the Borough's zoning regulations. A proposal might be to require that nothing be in setback areas as this would affect light and air flows.

Mr. Cope noted the members of the review committee are: Carl Wannan, former member of the Stone Harbor Zoning Board of Adjustment, Zoning Official Joanne Mascia, Board Solicitor Andrew Catanese and himself.

Work sessions are to be scheduled in 2011 for the Board to complete their review. Mr. Catanese stated black-lined versions of the zoning regulations will be provided to the members of the Board prior to any work session.

Mr. Cope feels that when completed, Phase One can be approved by the Board and then be recommended to Council for adoption without having to wait for Phases Two and Three to be completed.

Board members complimented the committee for their work on this project.

Shade Tree Protection Ordinance Report

A status report is not available at this time.

Public Comment

None

Public Session - closed

Old Business

None

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New Business

Mr. Hand suggested the Planning Board hear a presentation, suggested by local landscapers, on new ways to conserve water usage. Board members feel this could tie into several items listed in the Master Plan with regards to the Shade Tree Protection Ordinance and the use of natural vegetation plantings versus ornamental plantings. It could also cover Green Sustainability plans with regards to permeable coverage and storm water runoff and the future of the availability of the Borough's potable water sources.

As the Borough recently increased water rates the Board agreed to hear the landscaper's presentation at a future meeting. This will enable the Board to provide guidance and suggestions to the Borough Council.

In order to concentrate on the Board's requirements, Mr. Conrad suggested having the landscaper's submit an outline for review before they make any presentation. Mr. Cope stated the Board must first define the problem before they define any solutions. Mr. Hand agreed with this statement but feels this is the first stepping stone.

Board members approved for Mr. Hand to schedule a presentation at either the December 2010 meeting or the January 2011 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. Conrad and seconded by Mr. Miraglia. All members present voted in the affirmative.

APPROVED: December 13, 2010

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