

William W. Cathcart called the Regular Meeting of the Stone Harbor Board of Adjustment to order at 7:00 p.m. He stated that all requirements of the "Open Public Meetings Act of 1975" had been met, the Press of Atlantic City having been notified of the Board's schedule for 2013 in December 2012, and the schedule having been posted on the Municipal Clerk's Bulletin Board.

ROLL CALL

Members Present

William W. Cathcart
Angelo Caracciolo
Alan Kaplan
Greg Szetela
Mia Donnell
Robert Ross

Members Absent

J. Craig Otton

Secretary Present

Carrie Bosacco

Solicitor Present

Andrew Catanese, Esq.

Alternates Present

Matt DeRose
Brian Markle

MINUTES

Upon a motion by Mr. Caracciolo, seconded by Ms. Donnell, that the minutes of the Regular Meeting on November 6, 2013 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. DeRose	AYE
Mr. Markle	AYE

NEW BUSINESS

HEARING

#818-2013 Applicants' Name & Address: Matthew and Allyson
Flannery
32 Sheffield Drive
Moorestown, NJ 08057

Owners' Name & Address: Same

Subject Property: 155 93rd Street
Stone Harbor, NJ 08247

Block and Lots: Bl: 93.02 Lots: 44 and 46

Applicants are seeking a variance for front yard setback.

All required notices were given with respect to this hearing.

Jane M. Hoy, Esquire appeared on behalf of the Applicants and explained the nature of the application.

The following individuals were sworn in and testified on behalf of the Applicant:

1. Matthew Flannery, Homeowner
2. Christina Amey, Architect

The following exhibits were submitted and moved into evidence on behalf of the Applicant:

- A-1: Variance Plan (Christina Amey) 9/4/13
- A-2: Variance Plan (color) Christina Amey

One person spoke in favor of granting the application.

Chairman Cathcart closed the hearing to the Applicant and the public.

Mr. Catanese gave the Board a summation of the applicable legal standards.

The Board discussed the application. Mr. Kaplan made a motion, seconded by Mr. Caracciolo that the C-1 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #818-2013 C-1 Variance

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. DeRose	AYE

Ms. Donnell made a motion, seconded by Mr. Szetela that the C-2 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #818-2013 C-2 Variance

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. DeRose	AYE

The solicitor will prepare a memorializing resolution for adoption at our next regularly scheduled meeting.

HEARING

#815-2013	Applicants' Name & Address:	John Atwood 284 102 nd Street Stone Harbor, NJ 08247
	Owners' Name & Address:	Same
	Subject Property:	240/284 102nd Street Stone Harbor, NJ 08247
	Block and Lots:	Bl: 101.03 Lots: 97, 99, 101.01, 101.02 and 103

Applicants are seeking a hardship variance, approval of minor subdivision, use variance for the preexisting nonconformity on each lot and waiver of site plan.

All required notices were given with respect to this hearing.

James H. Pickering, Jr., Esq. appeared on behalf of the Applicants and explained the nature of the application.

The following individuals were sworn in and testified on behalf of the Applicant:

1. John Atwood, Homeowner

The applicant offered no exhibits.

One person spoke and asked questions but did not speak for or against the application.

Chairman Cathcart closed the hearing to the Applicant and the public.

Mr. Catanese gave the Board a summation of the applicable legal standards.

The board discussed the application. Mr. Caracciolo made a motion, seconded by Mr. Szetela that the D Variance with associated C variances be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #815-2013 **D with associated C**

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. DeRose	AYE

Mr. Kaplan made a motion, seconded by Mr. Szetela that the waiver of site plan be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #815-2013 **Waiver of Site Plan**

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. DeRose	AYE

Ms. Donnell made a motion, seconded by Mr. Szetela that the minor subdivision be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #815-2013 **Minor Subdivision**

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. DeRose	AYE

The solicitor will prepare a memorializing resolution for adoption at our next regularly scheduled meeting.

The next regularly scheduled meeting is January 10, 2014.

With there being no other business, upon a motion of Mr. Kaplan, seconded by Mr. Ross, and unanimously approved, the meeting was adjourned at 7:59 p.m.

Approved:

Attest: _____
Carrie Bosacco, Secretary

December 6, 2013