

Regular Meeting  
Zoning Board of Adjustment  
February 8, 2013

Angelo Caracciolo 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

Zoning Members Present

Angelo Caracciolo  
Gregory Szetela  
Mia Donnell  
Bob Ross

Alternate Present

Brian Markle

Alternate Absent

Matt DeRose

Zoning Members Absent

Chairman Bill Cathcart  
Alan Kaplan  
J. Craig Otton

Solicitor Present

Andrew Catanese, Esq.

Engineer Present

Chris Eaton

Secretary

Carrie Bosacco

Zoning Officer

Joanne Mascia

MINUTES

Upon a motion by Mr. Szetela, seconded by Ms. Donnell, that the minutes of the Regular Meeting on January 11, 2013 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

NEW BUSINESS

HEARING

#806-2013	Applicants’ Name & Address:	100th Street LLC 2100 Keystone Avenue Suite 502 Drexel Hill, PA 19026
	Owners’ Name & Address:	Same
	Subject property street address:	96th Street & Third Avenue 221-237 97th Street Stone Harbor, NJ 08247

Block & Lots:

Block: 96.04 Lots: 138-144  
(96th Street & Third Avenue)  
Block: 97.03 Lots: 92.02, 94,  
96, 98.01, 98.02, 100, 102.01,  
102.02 and 104.01  
(221-237 97th Street)

Applicants are seeking a use variance for the height of the mechanical equipment on the roof.

All required notices were given with respect to this hearing.

Louis C. Dwyer, Jr., 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. Mr. Gary Thomas
2. Mr. Jay Rockefeller
3. Mr. Paul Massey

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

- |           |   |
|-----------|---|
| A-1 - A-3 | Architectural renderings of the proposed improvements |
| A-4       | Roof Plan   |

No one spoke for or against granting the application.

Vice-Chair Caracciolo 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. Szetela made a motion, seconded by Mr. Ross that D variance be granted. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**  
**ZBA #806-2013 D Variance**

Vice-Chair Caracciolo	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. Markle	AYE

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

ROLL CALL VOTE  
ZBA #806-2013 **Waivers**

Vice-Chair Caracciolo	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. Markle	AYE

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

ROLL CALL VOTE  
ZBA #806-2013 **Amended Site Plan**

Vice-Chair Caracciolo	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	AYE
Mr. Markle	AYE

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

With there being no other business, upon a motion of Mr. Szetela, seconded by Ms. Donnell, and unanimously approved, the meeting was adjourned at 7:37 p.m.

Approved:

Attest: \_\_\_\_\_  
Carrie Bosacco, Secretary

February 8, 2013