

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.

<u>ROLL CALL</u>	<u>Members Present</u> William W. Cathcart Angelo Caracciolo J. Craig Otton Greg Szetela Mia Donnell Bob Ross	<u>Alternate Present</u> Brian Markle
	<u>Member Absent</u> Alan Kaplan	<u>Alternate Absent</u> Matt DeRose
	<u>Secretary Present</u> Carrie Bosacco	<u>Solicitor Present</u> Andrew Catanese, Esq.
		<u>Zoning Officer Present</u> Joanne Mascia

MINUTES

Upon a motion by Mr. Caracciolo, seconded by Mr. Szetela, that the minutes of the Regular Meeting on February 8, 2013 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

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

OLD BUSINESS

Memorializing of Resolution #806-2013, 100th Street LLC
Upon a motion by Mr. Szetela, seconded by Mr. Ross that the resolution be adopted. The motion carried unanimously by roll call vote.

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

NEW BUSINESS

HEARING

#807-2013	Applicants' Name & Address:	Thomas and Mary Iacovone 11 Lail Street Woodstown, NJ 08098
		Deborah Kunz 51 Barry Drive Mantua, NJ 08051
	Owners' Name & Address:	Same
	Subject Property:	250 111th Street Stone Harbor, NJ 08247
	Block and Lots:	Bl: 110.03 Lots: 77.01, 77.02

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. Thomas Iacovone
2. Gary Lee Thomas

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

- A-1: Photograph of house (approx. 1994)
- A-2: Photograph of house (current conditions)
- A-3-4: Photographs of streetscape, including adjacent dwelling
- A-5: View of bird sanctuary from proposed deck location
- A-6: Survey by Stone Harbor Land Surveyors
- A-7: Variance Plan (Thomas Amey Shaw (2/12/13))

One member of the public 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. Caracciolo made a motion, seconded by Mr. Szetela the the C-1 variance be granted. The motion was denied four votes to two by roll call vote.

ROLL CALL VOTE

ZBA #807-2013 C1 Variance

Chairman Cathcart	NAY
Mr. Caracciolo	NAY
Mr. Otton	AYE
Mr. Szetela	NAY
Ms. Donnell	AYE
Mr. Ross	NAY

Mr. Caracciolo 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 #807-2013 C-2 Variance

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Otton	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE
Mr. Ross	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. Otton, seconded by Ms. Donnell, and unanimously approved, the meeting was adjourned at 7:41 p.m.

Approved:

Attest: _____
Carrie Bosacco, Secretary

March 8, 2013