

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**

**Members Present**

Angelo Caracciolo  
J. Craig Otton  
Alan Kaplan  
Greg Szetela  
Mia Donnell

**Member Absent**

William Cathcart  
Robert Ross

**Secretary Present**

Carrie Bosacco

**Alternates Present**

Matt DeRose  
Brian Markle

**Solicitor Present**

Andrew Catanese, Esq.

**MINUTES**

Upon a motion by Mr. Kaplan, seconded by Ms. Donnell, that the minutes of the Regular Meeting on September 13, 2013 be approved. The motion to approve the minutes was carried unanimously by voice vote.

**OLD BUSINESS**

**Memorializing of Resolution #813-2013, Third Avenue LLC**

Upon a motion by Mr. Kaplan, seconded by Mr. Szetela that the resolution be adopted. The motion carried unanimously by roll call vote.

|                |     |
|----------------|-----|
| Mr. Caracciolo | AYE |
| Mr. Kaplan     | AYE |
| Mr. Szetela    | AYE |
| Mr. Markle     | AYE |

**Memorializing of Resolution #814-2013, Lauth**

Upon a motion by Mr. Szetela, seconded by Mr. Kaplan that the resolution be adopted. The motion carried unanimously by roll call vote.

|                |     |
|----------------|-----|
| Mr. Caracciolo | AYE |
| Mr. Otton      | AYE |
| Mr. Kaplan     | AYE |
| Mr. Szetela    | AYE |
| Mr. Markle     | AYE |

**NEW BUSINESS**

**HEARING**

**#815-2013** Applicants' Name & Address: John Atwood  
284 102nd 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

Applicant is seeking hardship variance and approval of minor subdivision.

The application was not heard and will be moved to our November 1, 2013 meeting. The applicant will re-advertise.

**HEARING**

**#816-2013** Applicants' Name & Address: William D. O'Brien  
1702 Beechview Court  
Bel Air, MD 21015

Owners' Name & Address: Same

Subject Property: 11024 First Avenue  
Stone Harbor, NJ 08247

Block and Lots: Bl: 110.01 Lot: 13.01

Applicant is seeking hardship variance and Broad "C" variance.

All required notices were given with respect to this hearing.

Vincent L. Lamanna, Jr., Esquire appeared on behalf of the Applicant and explained the nature of the application.

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

1. Pamela Fine
2. William D. O'Brien

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

- A-1 Photograph
- A-2 Photograph
- A-3 Site Plans and Elevations (Revised)
- A-4 Site Plans and Elevations (Submitted with application)

Ken Griffin and Sam Thomas spoke in favor of 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. Kaplan that the C-1 Variance be granted. The motion was denied unanimously by roll call vote.

**ROLL CALL VOTE**  
**ZBA #816-2013 C-1**

|                |     |
|----------------|-----|
| Mr. Caracciolo | NAY |
| Mr. Otton      | NAY |
| Mr. Kaplan     | NAY |
| Mr. Szetela    | NAY |
| Ms. Donnell    | NAY |
| Mr. DeRose     | NAY |
| Mr. Markle     | NAY |

Mr. Szetela made a motion, seconded by Mr. Kaplan that the C-2 Variance be granted. The motion was denied unanimously by roll call vote.

**ROLL CALL VOTE**  
**ZBA #816-2013 C-2**

|                |     |
|----------------|-----|
| Mr. Caracciolo | NAY |
| Mr. Otton      | NAY |
| Mr. Kaplan     | NAY |
| Mr. Szetela    | NAY |
| Ms. Donnell    | NAY |
| Mr. DeRose     | NAY |
| Mr. Markle     | NAY |

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

The next regularly scheduled meeting is November 1, 2013.

With there being no other business, upon a motion of Mr. Kaplan, seconded by Mr. Szetela, and unanimously approved, the meeting was adjourned at 8:20 p.m.

Approved:

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

October 4, 2013