

Regular Meeting  
Zoning Board of Adjustment  
November 7, 2022

Angelo Caracciolo called the Regular Meeting of the Stone Harbor Board of Adjustment to order at 6:00 p.m. He stated that all requirements of the "Open Public Meetings Act of 1975" had been met, the Press of Atlantic City and Cape May County Herald having been notified of the Board's schedule for 2022 in January 2022, and the schedule having been posted on the Municipal Clerk's Bulletin Board.

**ROLL CALL**

**Members Present**

Jack Gensemer  
John McAllister  
Mel Lide  
Tim Carney  
Angelo Caracciolo

**Alternate Present**

Nick Guiffre

**Solicitor Present**

Paul Baldini, Esq.

**Zoning Officer Present**

Ray Poudrier

**Secretary Present**

Megan Brown

**MINUTES**

Upon a motion by Mr. Gensemer, seconded by Dr. McAllister that the minutes of the Regular Meeting of October 17, 2022 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

**OLD BUSINESS**

Memorialize Resolution #950-2022, Polizzi

Upon a motion by Mr. Gensemer, seconded by Dr. McAllister, that the resolution be adopted. The motion was carried unanimously by roll call vote.

**NEW BUSINESS**

**HEARING**

<b>#953-2022</b>	Applicant's Name & Address:	Terrence Marcincin 9200 Sunset Drive Stone Harbor, NJ 08247
	Owner's Name & Address:	Same
	Subject Property:	9200 Sunset Drive Stone Harbor, NJ 08247
	Block and Lot:	Bl: 92.04 Lots: 156.02 and 158

Jeffrey Barnes, Esq, spoke on behalf of the applicants and explained the nature of the application.

All notices were given with respect to this hearing.

The following individual was sworn in and testified on behalf of the Application:

1. Joseph Gittle- Draft person & Designer
2. Jason Sciallo- Engineer
3. William Cathcart- Borough Engineer

No exhibits were moved into evidence on behalf of the Applicants.

Chairman Caracciolo opened the meeting to the public.

No one spoke for or against granting the application.

Chairman Caracciolo closed the hearing to the Applicants and the public.

Mr. Baldini gave the Board a summation of the applicable legal standards. The Board discussed the application.

Mr. Gensemer made a motion, seconded by Dr. McAllister, that a vote be taken on the grandfathering of the lot size. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**

**ZBA #953-2022**

Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Giuffre	AYE
Chairman Caracciolo	AYE

Mr. Gensemer made a motion, seconded by Dr. McAllister, for the C2 variance. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**

**ZBA #953-2022**

Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Giuffre	AYE
Chairman Caracciolo	AYE

The Solicitor will prepare a memorializing resolution for adoption at the next regularly scheduled meeting.

**HEARING**

**#951-2022**

Applicant's Name & Address:	John Frick 121 Crescent Lake Cove Milford, PA 18337
Owner's Name & Address:	Same
Subject Property:	111 <sup>th</sup> Street Stone Harbor, NJ 08247
Block and Lot:	Bl: 110.03 Lots: 11 & 45.05

Andrew Catanese Esq, spoke on behalf of the applicants and explained the nature of the application.

All notices were given with respect to this hearing.

The following individual was sworn in and testified on behalf of the Applicants:

1. Pamela Fine- Architect
2. Jason Sciullo- Engineer

Exhibit A-1 Ariel Photo of property was moved into evidence.

Chairman Caracciolo opened the meeting to the public.

The following individual was sworn in and testified on behalf of the application:

1. Raymond Poudrier- Zoning Officer
2. William Cathcart- Borough Engineer

Chairman Caracciolo closed the hearing to the Applicants and the public.

Mr. Baldini gave the Board a summation of the applicable legal standards. The Board discussed the application.

Mr. Gensemer made a motion, seconded by Dr. McAllister, that the vote be taken on the C2 variance. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**

**ZBA #951-2022**

Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Giuffre	AYE
Chairman Caracciolo	AYE

The Solicitor will prepare a memorializing resolution for adoption at the next regularly scheduled meeting.


Mr. Baldini gave an update on the Pensabene/ Manwaring appeal.

Chairman Caracciolo opened the meeting to the public to anyone that had anything to discuss not relative to these specific applications. No one came forward. Chairman closed the meeting to the public.

The next regularly scheduled meeting will be on December 5, 2022

With there being no other business, upon a motion of Mr. Gensemer, seconded by Dr. McAllister and unanimously approved, the meeting was adjourned at 7:26 p.m.

Approved:

Attest:   
Megan Brown, Secretary

November 7, 2022