

Regular Meeting
Zoning Board of Adjustment
December 5, 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 December 2021, and the schedule having been posted on the Municipal Clerk’s Bulletin Board.

ROLL CALL

Members Present

Bob Ross
Jack Gensemer
John McAllister
Mr. Lide
Mr. Carney
Chairman 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 Mr. Ross, that the minutes of the Regular Meeting of December 5, 2022 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

ADMINISTRATIVE BUSINESS

Upon a motion by Mr. Gensemer, seconded by Dr. McAllister that that the Meeting dates for 2023 be approved. The motion to approve the dates was carried unanimously on roll call vote.

OLD BUSINESS

Memorialize Resolution #953-2022 Marcincin

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

Memorialize Resolution #951-2022 Frick

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

#956-2022	Applicant’s Name & Address:	Stephen & Roberta Burbank 272-83 rd Street Stone Harbor, NJ 08247
	Owner’s Name & Address:	Same
	Subject Property:	272- 83 rd Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 82.03 Lot: 105

Keith Davis, Esq. spoke on behalf of the applicant and explained the nature of the application.

All notices were given with respect to this hearing.

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

1. Susan Kubik- Power of Attorney for applicants
2. Pamela Fine- Architect
3. Gary Thomas- Surveyor
4. Bill Cathcart- Borough Engineer

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

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

The Board discussed the application. Mr. Lide made a motion, seconded by Dr. McAllister, that the interpretation vote be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE- Interpretation

ZBA #956-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

Chairman opened the meeting to the public, no one spoke for or against granting the application. Chairman closed the meeting to the public.

Keith gave his final summation of the application and Mr. Baldini gave the Board a summation of the applicable legal standards.

The Board discussed the application.

Mr. Ross made a motion, seconded by Mr. Gensemer, that the variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE- C2

ZBA #956-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

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

ROLL CALL VOTE- C3

ZBA #956-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

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

HEARING

#953-2022

Applicant's Name & Address:	Robert & Laura Moran 10 Crest Court North Haledon, NJ 07508
Owner's Name & Address:	Same
Subject Property:	247-87 th Street Unit 1 Stone Harbor, NJ 08247
Block and Lot:	Bl: 96.03 Lot: 88

Kevin Balistreri 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 individuals were sworn in and testified on behalf of the Applicants:

1. Pamela Fine- Architect
2. Robert Moran- Project Owner
3. Gary Thomas- Surveyor
4. Bill Cathcart- Borough Engineer
5. Ray Poudrier- Zoning Officer/ Construction Official

The following exhibits were moved into evidence:

1. A-1 Survey of property from 1984
2. A-2 Condo Master Deed & Bylaws
3. A-3 Photograph of inside of home, loft
4. A-4 Photograph of outside of home, dormer
5. A-5 photograph of outside of home, roof

Chairman opened the meeting to the public, no one spoke for or against granting the application. Chairman closed the meeting to the public.

Kevin gave his final summation of the application and Mr. Baldini gave the Board a summation of the applicable legal standards.

The Board discussed the application.

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

ROLL CALL VOTE-
ZBA #953-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

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

The next regularly scheduled meeting will be on January 9, 2023

With there being no other business, upon a motion of Dr. McAllister, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 8:04p.m.

Approved:

Attest: Megan Brown
Megan Brown, Secretary

December 5, 2022