

Regular Meeting  
Zoning Board of Adjustment  
January 9<sup>th</sup>, 2023

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 2023 in December 2022, and the schedule having been posted on the Municipal Clerk’s Bulletin Board.

**ROLL CALL**

**Members Present**

Bob Ross  
Jack Gensemer  
John McAllister  
Mel Lide  
Tim Carney  
Chairman Caracciolo

**Alternate Present**

**Solicitor Present**

Paul Baldini, Esq.

**Secretary Present**

Suzanne Brown (for Megan Brown)

**MINUTES**

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the minutes of the Regular Meeting of December 5<sup>th</sup>, 2022, be approved. Mr. Lide indicated there was a typo of the applicant’s attorney’s name in the minutes, which has been corrected. The motion to approve the minutes was carried unanimously on a roll call vote.

**ADMINISTRATIVE BUSINESS**

Oaths of Office and Allegiance presented to Bob Ross, John McAllister & Timothy Carney for Zoning Board Members.

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that Paul Baldini, Esq. be appointed as Borough Solicitor for the Zoning Board of Adjustment for the year 2023. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Dr. McAllister, seconded by Mr. Ross, that Angelo Caracciolo be appointed for Chairman of the Zoning Board of Adjustment for the year 2023. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Dr. McAllister, seconded by Mr. Gensemer, that Mr. Ross be appointed Vice-Chairman of the Zoning Board of Adjustment for the year 2023. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Mr. Ross, seconded by Dr. McAllister, that Megan Brown be appointed secretary of the Zoning Board of Adjustment for the year 2023. The motion to approve was carried unanimously by roll call vote.

**OLD BUSINESS**

**Memorialize Resolution #956-2022- Burbank**

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

**Memorialize Resolution #952-2022 Moran**

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 #954-2022**

Applicant's Name & Address: Engler- Coldren Family  
10911 Sunset Drive  
Stone Harbor, NJ 08247  
Owner's Name & Address: Same  
Subject Property: 10911 Sunset Drive  
Stone Harbor, NJ 08247  
Block and Lot: Bl: 107.04 Lot(s): 108.02

Lindsey Newcomb, Esq. explained the nature of this hearing, the applicants are requesting a two year extension from Resolution #910-2020 memorialized on September 14, 2020.

Mr. Baldini explained the extension can be granted upon conditioning of compliance with the new lot grading ordinance.

**ROLL CALL VOTE**  
**ZBA #954-2022**

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

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

The solicitor will prepare a resolution to be memorialized at the next regularly scheduled meeting. The next regularly scheduled meeting will be on February 6<sup>th</sup> 2023.

**HEARING- #957-2022**

Applicant's Name & Address: 8310 Sunset Drive LLC  
1030 West Germantown Pike  
East Norriton, PA 19403  
Owner's Name & Address: GB Polk 8314 LLC  
1030 West Germantown Pike  
East Norriton, PA 19403  
Subject Property: 8310 & 8314 Sunset Drive  
Stone Harbor, NJ 08247  
Block and Lot: Bl: 83.04 Lot(s): 135.02, 136, 137.02 & 138

Keith Davis, Esp. requested to adjourn this hearing until the February 6<sup>th</sup> 2023 hearing, given the nature of the hearing the variances requested, he would prefer this application be heard with a full board presence. All board members approved. No further notice will be required.

Chairman Caracciolo opened the meeting to public comment for any zoning board issues not relative to these hearings. No public comments were made.

With there being no other business, upon a motion of Mr. Gensemer, seconded by Mr. Ross, and unanimously approved, the meeting was adjourned at 6:25p.m.

Approved:   
Attest: \_\_\_\_\_  
Megan Brown, Secretary

January 9, 2023