

Regular Meeting  
Zoning Board of Adjustment  
February 6<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  
Timothy Carney  
Angelo Caracciolo

**Alternate Present**

**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 January 9<sup>th</sup>, 2023, be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

**OLD BUSINESS**

**Memorialize Resolution #954-2022, Engler- Coldren Family**

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

Mr. Caracciolo mentioned the request by Keith Davis, that the matter of **case #957-2022 for 8310 & 8314 Sunset Drive**, be held in abeyance until further notice, revised plans will be forthcoming.

**NEW BUSINESS**

**HEARING**

<b>#958-2022</b>	Applicant’s Name & Address:	Mark Chaballa & Roseann Degnan 1663 Fort Washington Ave Maple Glen, PA 19002
	Owner’s Name & Address:	Same
	Subject Property:	265-100 <sup>th</sup> Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 100.03 Lots: 98

Jeffrey Barnes, Esq., spoke on behalf of the applicant and explained the nature of the hearing.

The following people were sworn in and testified.

1. **Pamela Fine- Architect**
2. **Brian Murphy- Planner/Surveyor/Engineer**
3. **Mark Chaballa- Owner of Project**
4. **Cody Stanford- Engineer for DeBlasio Associates.**

The following Exhibits were moved into Evidence.

1. A1, A5, A6- Arial Photographs of proposed project.
2. A2, A4-Photographs of property taken from the rear of the property, showing the side yards
3. A3- Photograph of backyard and existing shed on property.

Chairman opened the meeting to the public.

Raymond Poudrier testified as the Zoning Officer, Construction Official and Flood Plain Manager.

Chairman closed the meeting to the public.

Mr. Baldini gave the Board a summation of the applicable legal standards. He explained the conditions of approval.

The Board discussed the application.

Mr. Gensemer made a motion, seconded by Mr. Ross, that the vote be granted for the C1 criteria. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**

**ZBA #958-2022**

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 Dr. McAllister, that the vote be granted for the C2 criteria. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**

**ZBA #958-2022**

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Carney	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 March 6, 2023

Chairman Caracciolo opened the meeting to the public for any general zoning board discussion, not pertaining to a specific case. No one spoke, Chairman closed the meeting to the public.

With there being no other business, upon a motion of Mr. Gensemer, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 7:28 p.m.

Approved:

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

February 6, 2023