

Regular Meeting
Zoning Board of Adjustment
May 1st, 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
Angelo Caracciolo

Alternate Present

Nick Giuffre

Solicitor Present

Paul Baldini, Esq.

Borough Engineer

Bill Cathcart

Zoning Officer Present

Ray Poudrier

Secretary Present

Megan Brown

MINUTES

HEARING

#959-2023

Applicant’s Name & Address:

Alexander Scarola & Colleen Garrity
527 W Mount Vernon Ave
Haddonfield, NJ 08033

Owner’s Name & Address:

Same

Subject Property:

9807 First Avenue
Stone Harbor, NJ 08247

Block and Lot:

Bl: 98.02 Lots: 31

Cory Gilman, Esq. spoke on behalf of the applicants and explained the nature of the application.

All notices were given with respect to this hearing.

Gary Thomas, of Thomas Amey & Shaw Land Surveyors, explained the need for removal of the prior condition that was approved on 5/7/1982 Resolution # 360 with the Zoning Board, which imposed a setback restriction of 13.8 feet rather than 10 feet.

The condition was deemed necessary because the home on 9811 First was only 6.92 feet from the boundary line with the applicant’s property at 9807 First Avenue, 9811 First Avenue has been demolished and a new home is being constructed which provides for 10-foot side yard setbacks on each side, in full compliance with Zoning Ordinance.

The applicants plan on demolishing and reconstructing a new single-family home and are asking the board to remove the restriction as the purpose has been eliminated due to the removal of 9811 First Avenue; if granted variance relief, the applicant will not need a variance to build their new home according to their plans.

Bill Cathcart of DeBlasio and associates gave his report.

The meeting was closed to applicants. The board deliberated.

The following individuals were sworn in and testified.

1. Tiffany Morrissey- Project Planner
2. John Halbruner- Project Engineer
3. Gerald Blackman- Project Architect

Mr. Blackman, project Architect with OSK Design, explained the project plans in detail with the following Exhibits and Renderings:

1. EX-0: Video of projected Project
2. EX-1: Perspective Rendering
3. EX-2: Existing Sire Aerial
4. EX-3: Zoning District Comparison Chart
5. EX-4: Seahawk LLC Duplex- 370-372 83rd Street
6. EX-5: Residential C Zoning Chart
7. EX-6: Existing Conditions Plans
8. EX-7: Zoning Map
9. EX-8: Aerial Perspective Rendering 1
10. EX-9: Aerial Perspective Rendering 2
11. EX-10:Elevation Comparison Study
12. EX-11:Site Plan- Restaurant & Duplex Dwelling
13. EX-12:Site Plan- Commercial Development & Duplex Dwelling
14. EX-13:Site Plan- Multiple Dwelling Site Plan & Elevation Opt. 1
15. EX-14:Site Plan- Multiple Dwelling Site Plan & Elevation OP. 2
16. EX-15:Site Plan- Multiple dwelling & Duplex Dwelling
17. EX-16:Neighborhood Photos 1-2016 & 2022
18. EX-17:Neighborhood Photos 2- 2016 & 2023
19. EX-18:Neighborhood Photos 3- 2016, 2022 & 2023
20. EX-19:Neighborhood Photo 4
21. EX-20:Neighborhood Photo 5
22. EX-21:Neighborhood Survey & Photos
23. EX-22:Sunset Drive Steet Parking Study

The Board and Professionals had some discussion as to how to proceed with cross examination, testimony, witnesses, and public discussion.

Mr. Davis made a request to the Zoning Board to schedule a special meeting to continue this case, since it will go past the time limit implemented. Mr. Davis explained that he and his planner, Tiffany Morrissey, both have a scheduling conflict for our next regularly scheduled meeting on July 10th, 2023.

The Board took a brief recess to look over the calendar to determine what date works best for all parties.

Upon return to the meeting, it was announced that there will be a special meeting specific to this case only on June 26th, 2023, at 6pm in the Council Chambers.

No further notice will be required.

Mr. Stephen Barse Esq. of Gruccio, Pepper DeSanto & Ruth, was sworn in.

Mr. Barse cross-examined Mr. Blackman regarding his project design.

Mr. Halbruner explained the grading plan that he prepared that was submitted as part of the site plan on C101.

Mr. Halbruner testified that he provided OSK Architects with the density analysis data, using raw data.

Mr. Barse cross examined Mr. Halbruner.

Mr. Barse requested that Mr. Halbruner provide the raw data that he provided for OSK design.

Mr. Baldini asked Mr. Halbruner to provide the raw data to Mr. Davis.

Mr. Davis will send it to Mr. Barse, Mr. Cathcart, and Mr. Baldini. This will be completed within 2 weeks.

Mrs. Morrissey provided testimony as to the plans for the project. She explained how they determined their conclusion as to why the positive & negative criteria are met, as well as the data used in developing this plan.

Mr. Baldini questioned Mr. Davis regarding the creation of 5 on street parking spaces. Mr. Blackman advised there is a no parking sign on sunset that would have to be removed to get all 5 requested parking spots.

It was determined that the Governing Body would have to approve the removal of the no parking sign that exists.

If this project is approved, the applicant will be required to go before the governing body to make this request. It was agreed that this will be a condition of approval.

This case will be continued to the Special Meeting date of June 26th, 2023 at 6pm.

Chairman Caracciolo opened the meeting to the public for any zoning questions not related to the case.

With there being no other business, upon a motion of Dr. McAllister, seconded by Mr. Ross, and unanimously approved, the meeting was adjourned at 10:25 p.m.

Approved:

Attest: Megan Brown
Megan Brown Secretary

May 1st, 2023.