

Regular Meeting  
Zoning Board of Adjustment  
June 5th, 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  
Kathryn Laughlin  
Mel Lide  
Tim Carney

**Alternate Present**

Nick Giuffre

**Solicitor Present**

Paul Baldini, Esq.

**Borough Engineer**

Cody Stanford

**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 May 1<sup>st</sup>, 2023, be approved. The motion to approve the minutes was carried unanimously by a roll call vote.

**OLD BUSINESS**

Memorialize Resolution # 959-2023- Scarola/ Garrity

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**

#960-2023

Applicant’s Name & Address:

100 Lehigh Avenue, CMP LLC  
1310 Wooded Way  
Bryn Mawr, PA 19010

Owner’s Name & Address:

Same

Subject Property:

10425 Corinthian Drive  
Stone Harbor, NJ 08247

Block and Lots:

Bl: 203 Lot(s): 7.02, 9, 11, 13

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

The following individuals were sworn in and testified.

1. Andy Schaeffer- Project Engineer
2. Adam Crossland- Project Planner
3. Cody Stanford- Borough Engineer

Mr. Schaeffer explained that there is an existing single-story home, and a large frame garage in the northern corner of the lot, the current structure is 63 years old and has reached its lifespan.

Mr. Schaeffer presented Exhibit A-1 to be moved into evidence, an aerial photo of the block the property is located on. He explained the neighboring properties on the block.

Mr. Schaeffer explained the project in detail to the board as well as the positive/negative criteria.

Mr. Ross asked Mr. Schaeffer to provide the date of the plan/footprint he is explaining, Mr. Ross believes the plans that the board were provided with differ from the plans he is presenting.

Mr. Schaeffer explained it was revised April 25, 2023.

Mr. Ross advised the plans the board received are dated January 23, 2023.

Mr. Schaeffer explained there is a small change to the plans, a small bump out on the back, a mechanical platform and a proposed deck, and a stairway was removed, these changes are not reflected on the submission plans.

Mr. Gilman stated he believes the revisions should have been received, since they were submitted in the proper time frame.

Mr. Baldini explained the revisions will need to be submitted as Exhibit A-2. Conditions of approval will be to comply with the grading ordinance and that the trash and HVAC locations be provided on the final plan.

Mr. Ross questioned the setback numbers and expressed concern that these revisions should have been submitted enough time for the board to review as well as the public.

The board reviewed the revised plan and had some discussions about the amended plans.

Mr. Stanford reviewed the amended plans and asked for specific changes to be explained.

Mr. Crossland approached to explain the revised plans.

Mr. Stanford read DeBlasio's Engineer review letter that was completed on May 2<sup>nd</sup>, 2023.

Mr. Gilman requested that this matter be tabled, to give the board time to receive and review the amended plans. The solicitor, engineer and the board members agreed to this request.

Mr. Ross opened the meeting to the public.

Joselyn Otton Rich of 10410 Sunset Drive was sworn in. She advised that she received the plan with her 200-foot letter which was dated January 23, 2023. Coldwell Banker is her family business, they were the listing agent for the property, and Diller & Fisher was the buyers agent. She handed out Exhibit 01, which is a plan designed by OSK design showing the basic zoning ordinances for this property. She explained that she fully supports all the Zoning ordinances in the Borough. She expressed that this property can be rebuilt with the same structures that are currently on the lot, without a variance.

Mike Kovack of 8318 Sunset Drive was sworn in. He asked if anything could be done procedurally so that the board members are not making decisions on the fly.

Mr. Baldini explained that that the board is not making decisions on this case tonight, he explained that the applicant applied to the board but failed to submit a revision, so they have asked to table the hearing, get the required plans to all for review and come back before the board.

The application was closed to the public.

The case will be postponed to the July meeting. No further notice will be required.

**HEARING**

**#961-2023**

Applicant’s Name & Address:	Harry & Louise Hill 511 North Rose Lane Haverford, PA 19041
Owner’s Name & Address:	Same
Subject Property:	2-94 <sup>th</sup> Street Stone Harbor, NJ 08247
Block and Lots:	Bl: 93.01 Lot: 9 & 11

Richard King, Esq. spoke on behalf of the applicant and explained the nature of the application.

The following individuals were sworn in and testified.

1. Blaine Steinman- Project Architect
2. John Halbruner- Project Engineer
3. Cody Stanford- Borough Engineer
4. Raymond Poudrier- Zoning Official.

Mr. King explained the applicant is seeking variance for lot coverage and curb cuts for installation of a parking spot.

Mr. Halbruner explained the project in detail to the board as well as the positive/negative criteria. The proposed plan includes a 24-foot-wide driveway with a curb cut, the required variances are lot coverage, number of curb cuts and size of curb cuts.

Mr. King presented photos, Exhibits A-2, which includes other properties that have 2 driveways, similar to what the applicant wishes to do.

Mr. King presented Exhibit A-3, Site plan for this property.

Mr. Poudrier explained the Zoning Code relative to curb cuts, where 65 feet or more can have 2 curb cuts or a corner lot can have two curb cuts, other than a corner lot, can have two single cuts with 20 feet between the cuts.

Mr. Ross opened the meeting to the public. No one spoke for or against the application.

Mr. Stanford read DeBlasio’s Engineer review to summarize the application and variances requested.

The board deliberated.

Mr. Baldini gave a brief summation of the application.

Upon a motion by Dr. McAllister seconded by Ms. Laughlin, that the motion be voted on.

**ROLL CALL VOTE**

**#961-2023**

Mr. Ross	NAY
Mr. Gensemer	NAY
Dr. McAllister	NAY
Ms. Laughlin	NAY
Mr. Lide	NAY
Mr. Carney	NAY
Mr. Guiffre	NAY

Mr. King advised the board that his client is willing to accept an 18-foot curb cut if they wish to entertain the amendment.

The board discussed.

Upon a motion by Ms. Laughlin seconded by Mr. Gensemer, that the motion be voted on.

**ROLL CALL VOTE**  
**#961-2023**

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	NAY
Ms. Laughlin	AYE
Mr. Lide	NAY
Mr. Carney	NAY
Mr. Guiffre	AYE

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

Approved:

Attest:   
Megan Brown Secretary

June 5<sup>th</sup>, 2023