

Regular Meeting
Zoning Board of Adjustment
June 26, 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

William Cathcart

Zoning Officer Present

Ray Poudrier

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Gensemer, seconded by Ms. Laughlin, that the minutes of the Regular meeting of June 5th, 2023, be approved. The motion to approve the minutes was carried unanimously by a roll call vote.

OLD BUSINESS

Memorialize Resolution # **961-2023 Hill**.

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

NEW BUSINESS

HEARING

#957-2022

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

Keith Davis, Esq. spoke on behalf of the applicants and explained the nature of the hearing.

Stephen Barse, Esq. spoke in opposition of the hearing on behalf of his clients.

The following residents were sworn in and testified in objection to the project.

1. W. Donald Sparks- 8307 Sunset Drive
2. Robert Harris- 8315 Sunset Drive
3. Andrew Stitzinger- 8311 Sunset Drive
4. Mike Kovach- 8318 Sunset Drive
5. Brett Houck- 317 83rd Street #5
6. Anthony Poselli- 317 83rd Street #9

7. David Rhodes- 317 83rd St #8
8. PJ Stapleton- 15-99th Street
9. Anthony Polselli- 8201 Third Ave
10. Don Sparks- 208 104th Street

The following residents were sworn in and testified in support of the project.

1. Karl Guilian – 306 84th Street
2. PJ Stapleton- 15-99th Street

Creigh Rahenkamp- NJ Planner, was sworn in and testified as an expert witness.

Gerald Blackman- Project Architect, OSK Design Partners was sworn in and testified.

Mr. Stephen Barse, Esq. continued with his closing statement.

Mr. Keith Davis, Esq. continued with his closing statement.

Chairman Caracciolo closed the hearing to the applicant.

Mr. Baldini gave a summation of the issues and procedures needed to move forward.

Mr. Davis explained each of the bulk variances to the board.

The Board discussed the project plan and deliberated.

Mr. Ross made a motion, followed by Ms. Laughlin, to approve the D1 variance.

ROLL CALL VOTE

#957-2022

Mr. Ross	NAY
Mr. Gensemer	NAY
Dr. McAllister	NAY
Ms. Laughlin	NAY
Mr. Lide	YES
Mr. Carney	NAY
Chairman Caracciolo	NAY

Chairman Caracciolo opened the meeting to the public for general discussion, not related to a specific case. No comments were made. Mr. Ross made a motion, seconded by Dr. McAllister to adjourn the meeting at 9:11pm

Approved:

Attest: 
 Megan Brown Secretary

June 26th, 2023