

Regular Meeting
Zoning Board of Adjustment
August 7, 2023

Chairman 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

Nick Guiffre

Solicitor Present

Paul Baldini, Esq.

Borough Engineer

William Cathcart

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Gensemer, seconded by Ms. Laughlin, that the minutes of the Regular Meeting of June 26th, 2023, be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #957-2022- 8310 Sunset Drive LLC

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

ADMINISTRATIVE BUSINESS

Oath of Office & Allegiance provided to William Righter as Alternate member I to the Zoning Board of Adjustment.

NEW BUSINESS

HEARING: #962-2023

Applicant’s Name & Address:	Ronald & Dana Russikoff 107-122 nd Street Stone Harbor, NJ 08247
Owner’s Name & Address:	Same
Subject Property:	107-122 nd Street
Block and Lots:	Bl:122.02 Lots: 102

Keith Davis, Esq. spoke on behalf of the applicants and explained the nature of the application. He also explained that this is a grandfathered 3 story home built in 1984.

All notices were given with respect to this hearing.

The following individuals were sworn in and testified.

1. Ronald Russikoff- Owner of project
2. Jack Smith of Bishop & Smith Architects- Project Architect
3. William Cathcart- Borough Engineer- DeBlasio & Associates

Mr. Davis presented photographs of the project as Exhibit A-1 to be moved into evidence. Mr. Russikoff explained the details of the photographs, they show the level of the deck currently, driveway of residence, height of current deck and neighboring properties.

Mr. Davis presented an inspection report by the Boroughs Fire Marshall for the rental as Exhibit A-2, to be moved into evidence.

Mr. Davis presented a title transfer memo, done by the Boroughs construction office when the property was sold to Mr. Russikoff to be moved into Evidence as Exhibit A-3.

Mr. Smith, Architect for the project, explained the specifics of the design for the roof that they are requesting the variance for.

Mr. Davis presented Exhibits A-4 to be moved into the evidence; additional photos taken by Mr. Smith. Mr. Smith explained the details of the photographs.

Mr. Davis presented Exhibit A-5, to be moved into Evidence; the design plan of the home & dimensions of the projected roof they wish to build with variance.

Mr. Cathcart summarized his review of the project plans. He indicated the survey his office received is not sealed, so a sealed copy will need to be provided as a condition of approval.

Mr. Caracciolo opened the meeting to the public.

The following individuals were sworn in and testified.

1. Lorraine King- year-round resident on 12140 Second Ave Stone Harbor. Mrs. Kings concern is any hurricane type of winds, she believes it creates a potential for problems during storms.

Mr. Smith testified that he will be required to conform to the guidelines for hurricane straps, etc. Mrs. King discovered that her concern about the roof was for a different area, and she confirmed she had no issues after being explained what roof the applicants are adding to.

Mr. Baldini gave a summation of the application.

The board deliberated. There will be a condition of approval that the deck is to remain open without any enclosure. All parties accepted and agreed.

Mr. Ross made a motion, seconded by Ms. Laughlin, that the motion be voted on. The motion was approved unanimously by a role call vote.

ROLL CALL VOTE

ZBA #962-2023

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

The solicitor will prepare a resolution to be memorialized at the next regularly scheduled meeting. The next regularly scheduled meeting will be on September 11th, 2023.

HEARING- #963-2023

Applicant's Name & Address:	Kara & Kyle Sweet 23 Stone Court Stone Harbor, NJ 08247
Owner's Name & Address:	Same
Subject Property:	23 Stone Court
Block and Lots:	Bl:110.31 Lots: 21 & 23

Mr. Gensemer recused himself from the hearing.

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

All notices were given with respect to this hearing.

The following individuals were sworn in and testified.

2. Kara Sweet- Owner of project
3. Jack Smith of Bishop & Smith Architects- Project Architect
4. Gary Thomas of Thomas, Amey & Shaw- Planner
5. William Cathcart- Boroughs Engineer
6. Ray Poudrier- Zoning Officer- Borough of Stone Harbor

Mr. Baldini stated that the board Secretary received some written correspondence from the public regarding this case. He explained that he instructed that the correspondence be placed in a file and kept with the hearing documents. He clarified that written documents are not presented into testimony, but they will be kept in the file if there is ever a remand, they will be preserved for that reason.

Mrs. Sweet presented photographs of the home, as Exhibits A-1, A-2 and A-3, to be moved into Evidence. Mrs. Sweet explained the details of all photographs, which included photos of the home as well as neighboring homes.

Mr. Smith explained the architectural design of the project, he presented a photograph of the foundation of the home, moved into Evidence as A-4, in which he explained the current condition of the foundation as deteriorated.

Mr. Smith presented Exhibit A-5, which is sheet A-2 of the plans; A-6, which is sheet A-1 of the plans, the footprint existing and proposed, A-7, existing elevations, A-8, proposed elevations, all of which was submitted with the plans.

Mr. Thomas explained the survey of the property, as Exhibit A-9, which shows neighboring properties that have 2 stories.

Mr. Davis presented Exhibit A-11 to be moved into Evidence which is a section of the master plan re-examination adopted in June of 2019.

Chairman Caracciolo opened the meeting to the public.

The following individuals were sworn in and testified.

1. Tom Mutchler- 225-110th Street
2. Maryann Zwicker- 221-110th Street
3. Tom Cubbin- 215-110th Street
4. Bartholomew Tortella- 249-110th Street
5. Ron Estel- 42 Weber Court
6. Jenny Staley- 30 Weber Court
7. Miriam Brookes- 235-110th Street
8. Ann Delaney- 216-110th Street
9. David Vignola- 227 W 108th Steet

10. Geoff Woolery- 217-110th Street
11. Kim Dudley- 18 Stone Court
12. Maureen Fitzpatrick- 249-110th Street
13. Emil Garlewicz- 34 Stone Court

Chairman Caracciolo closed the meeting to the public.

Mr. Davis provided a response to the public comment as well as a final summary of the application.

Mr. Baldini gave a summation of the application and suggested that the D6 height variance, and the C variances be voted separately.

The Board deliberated.

Mr. Ross made a motion, seconded by Ms. Laughlin, that motion for the C variance, under the C1 criteria, be voted on.

ROLL CALL VOTE

ZBA #963-2023

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

Mr. Ross made a motion, seconded by Ms. Laughlin, that the motion for the C variance, under the C2 criteria, be voted on.

ROLL CALL VOTE

ZBA #963-2023

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

Ms. Laughlin made a motion, seconded by Dr. McAllister that motion for the D6 variance, under hardship criteria, be voted on.

ROLL CALL VOTE

ZBA #963-2023

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

Ms. Laughlin made a motion, seconded by Mr. Ross, that motion for the D6 variance, under the special reasons criteria, be voted on.

ROLL CALL VOTE
ZBA #963-2023

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

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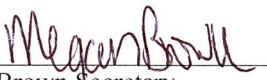
Chairman Caracciolo opened the meeting to the public to discuss any Zoning Board issues not specific to an application.

No one came forward. Chairman closed the meeting to the public.

Dr. McAllister made a motion, seconded by Ms. Laughlin, to adjourn the meeting. All were in favor.

The meeting was adjourned at 10:42pm

Approved:

Attest: 
Megan Brown Secretary

September 11th, 2023