

Regular Meeting
Zoning Board of Adjustment
October 30th, 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

Jack Gensemer
John McAllister
Kathryn Laughlin
Mel Lide
Tim Carney
Angelo Caracciolo

Alternate Present

Nick Guiffre
William Righter

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 October 2nd, 2023, be approved. The motion to approve the minutes was carried unanimously by a roll call vote.

NEW BUSINESS

HEARING

#964-2023

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

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

Mr. Baldini advised that an email was received from an individual that was unable to make tonight's meeting and requested that the e-mail or portion of the e-mail be read into the record, its is recommended that the document be preserved and kept in the board's file but not considered evidential in this hearing.

The following individuals were sworn in and testified:

1. Thomas Hennigan 405 Timber Lane Newtown Square PA 19073- Managing Partner of 8310 Sunset Drive LLC.
2. Gerald Blackman- Project architect- OSK Design; 9616 2nd Ave. Stone Harbor, NJ 08247
3. Joseph Meffie- Project Engineer
4. Tiffany Morrissey- Professional Planner- 7 Equestrian Drive, Galloway NJ
5. William Cathcart- DeBlasio & Associates- Borough Engineer

Mr. Hennigan advised that he resides in the neighborhood at 337- 83rd Street, which is directly next door to the project. He is the owner of a 4-unit multi-family quad plex, built in the early 90's.

Mr. Blackman discussed the project plans.

The following Exhibits were moved into evidence:

- **Ex-0 Smugglers' Cove Otton Lot Video Animation**
- **Ex-1 Perspective Rendering**
- **EX-2 Aerial Perspective Rendering**
- **Ex-3 Aerial Perspective Rendering 2**
- **Ex-4 Aerial Survey- Setbacks**
- **Ex-5 Proposed Parking Plan**
- **Ex-6 Elevation Comparison Study**
- **Ex-7 Neighborhood Survey & Photos**
- **Ex-8 Business District Photos – 83rd Street**
- **Ex-9 Business District Photos- 83rd Street**
- **Ex-10 Seahawk LLC Duplex- 370 & 372 83rd street**
- **Ex-11 Neighborhood Photos- West Sunset Drive**
- **Ex-12 Neighborhood Photos- East Sunset Drive**
- **Ex-13 Neighborhood Photos- 84th Street**
- **Ex-14 Neighborhood Photos- South 84th Street**

Mrs. Morrissey discussed the project plans.

Mr. Cathcart provided his engineers' report.

The following individuals were sworn in and testified.

1. Mike Kovach- Resident at 8318 Sunset Drive Stone Harbor, NJ 08247
2. Sandy Slabik- Resident at 323 84th Street Stone Harbor, NJ 08247
3. Anthony Polselli- Resident at 317 83rd Street Apt 9 Stone Harbor, NJ 08247
4. Brett Houck- Resident at 317 83rd Street Unit 5 Stone Harbor, NJ 08247

Mr. Davis provided a closing summary.

Mr. Baldini gave a summation of the hearing.

The Board discussed the project plans and deliberated.

Mr. Gensemer made a motion, followed by Ms. Laughlin, to approve the D6 variance.

ROLL CALL VOTE

#964-2023

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

Mr. Gensemer made a motion, followed by Ms. Laughlin, to approve the C2 variance for allowance of 3 stories where two stories are permitted.

ROLL CALL VOTE

#964-2023

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

Mr. Gensemer made a motion, followed by Ms. Laughlin, to approve the C2 variance for the side yard setback.

ROLL CALL VOTE

#964-2023

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

Mr. Gensemer made a motion, followed by Ms. Laughlin, to approve the C2 variance for the separation between the buildings.

ROLL CALL VOTE

#964-2023

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

Mr. Gensemer made a motion, followed by Ms. Laughlin, to approve the C2 variance for the elevation.

ROLL CALL VOTE

#964-2023

Mr. Gensemer	YAY
Dr. McAllister	YAY
Ms. Laughlin	YAY
Mr. Lide	YAY
Mr. Carney	YAY
Mr. Guiffre	YAY
Chairman Caracciolo	YAY

Mr. Gensemer made a motion, followed by Ms. Laughlin, to approve the C2 variance for the curb cut.

ROLL CALL VOTE

#964-2023

Mr. Gensemer	YAY
Dr. McAllister	YAY
Ms. Laughlin	YAY
Mr. Lide	YAY
Mr. Carney	YAY
Mr. Guiffre	YAY
Chairman Caracciolo	YAY

Mr. Gensemer made a motion, followed by Ms. Laughlin, to preliminary & final site plan approval with the waivers requested and recommended by the Borough Engineer and the conditions of approval.

ROLL CALL VOTE

#964-2023

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

Chairman Caracciolo opened the meeting to the public for general discussion, not related to a specific case.

No comments were made.

Dr. McAllister, made a motion, seconded by Ms. Laughlin to adjourn the meeting at 9:58pm

Approved:

Attest: 
Megan Brown Secretary

October 30th, 2023