

Regular Meeting
Zoning Board of Adjustment
November 6th, 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
Kathryn Laughlin
Tim Carney
Nick Guiffre
Angelo Caracciolo

Alternate Present

William Righter

Solicitor Present

Paul Baldini, Esq.

Zoning Officer Present

Ray Poudrier

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Gensemer, seconded by Ms. Laughlin, that the amended minutes of the Regular Meeting of October 30th, 2023, be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #964-2023- 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.

HEARING

#966-2023

Applicant’s Name & Address:

Atlantic Shore LLC
44 Stagecoach Road
Cape May Court House

Owner’s Name & Address:

Same

Subject Property:

266-98th Street
Stone Harbor, NJ 08247
Block: 97.03 L: 107.02 &109

Lyndsy Newcomb, Esq. spoke on behalf of the applicants and explained the nature of the application. All notices were given with respect to this hearing. Exhibit A-1; a portion of the tax map covering the area of the subject property was moved into evidence.

The following individual was sworn in and testified on behalf of the Applicants:

1. David Cohn- 44 Stagecoach Road Cape May Court House, NJ 08210- Unit owner of subject property.

Chairman Caracciolo opened the meeting to the public.

The following individuals was sworn in and testified:

1. Raymond Poudrier- Zoning Officer- Borough of Stone Harbor
2. Joan Piotrowski- Resident at 256-98th Street Stone Harbor NJ 08247

Chairman Caracciolo closed the hearing to the Applicants and the public. The board deliberated.

Mr. Gensemer made a motion, seconded by Ms. Laughlin, to interpret this parcel; and residential B is the most restrictive and should be applied to the entire property. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #966-2023

Mr. Gensemer	AYE
Ms. Laughlin	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Mr. Righter	AYE
Chairman Caracciolo	AYE

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

The next regularly scheduled meeting will be on December 4th, 2023.

With there being no other business, upon a motion of Mr. Gensemer, seconded by Ms. Laughlin, and unanimously approved, the meeting was adjourned at 6:53 p.m.

Approved:

Attest: 
Megan Brown Secretary

November 6th, 2023