

Zoning Board of Adjustment | Regular Meeting | January 8th, 2024

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, and Cape May County Herald having been notified of the Board's schedule for 2024 in December 2023, and the schedule having been posted on the Municipal Clerk's Bulletin Board.

Administrative Business

- Re-Appointment & swearing in of Members: Nick Guiffre, Bill Righter & Chairman Carracciolo
- Appointment & swearing in of Alternate I- Tim Stauning & Alternate II- Ken Barbuscio

Board Members Present

Mr. Bob Ross
Mr. Jack Gensemer
Dr. John McAllister
Mr. Nick Guiffre
Mr. Bill Righter
Mr. Tim Stauning
Mr. Ken Barbuscio
Mr. Angelo Caracciolo, Chairman

Solicitor Present

Paul Baldini, Esq.

Borough Engineer Present

William Cathcart

Secretary Present

Megan Brown

Approval of Minutes

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the minutes of the Regular Meeting of December 4th, 2023, be approved. The motion to approve the minutes was carried by a roll call vote.

Administrative Business

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that Mr. Paul Baldini be appointed as Board Solicitor for 2024, be approved. The motion to approve was carried by a roll call vote.

Upon a motion by Mr. Gensemer, seconded by Dr. McAllister, that Megan Brown be appointed as Board Secretary for 2024, be approved. The motion to approve was carried by a roll call vote.

Upon a nomination by Mr. Gensemer, seconded by Dr. McAllister, & moved by Mr. Ross, that Angelo Caracciolo, be appointed as Chairman for 2024. The motion to approve was carried by a roll call vote.

Upon a nomination by Chairman Caracciolo, seconded by Mr. Gensemer, & moved by Dr. McAllister, that Mr. Ross, be appointed as Vice Chairman for 2024. The motion to approve was carried by a roll call vote.

Upon a motion by Mr. Gensemer, seconded by Mr. Ross that our Borough Engineer, DeBlasio & Associates, be appointed as the Zoning Board Engineer for 2024. The motion to approve was carried by a roll call vote.

Old Business

Memorializing Resolution 933-B-2021- Dennison

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that Resolution #933B-2021 be approved, the motion to approve was carried by a roll call vote.

Roll Call Vote

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Guiffre	AYE
Mr. Righter	AYE
Chairman Caracciolo	AYE

Memorializing Resolution 965-2023- Spencer

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that Resolution #965-2023 be approved, the motion to approve was carried by a roll call vote.

Roll Call Vote

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Guiffre	AYE
Mr. Righter	AYE
Chairman Caracciolo	AYE

Discussion

The Board had a detailed discussion about the possibility of board participation via Zoom. Chairman Caracciolo discussed the rules that should be followed if we implement this.

Mr. Gensemer expressed his opposition to virtual participation.

The Board deliberated.

Upon a motion by Mr. Ross, seconded by Dr. McAllister, that virtual participation in the Zoom meetings be approved, the motion to approve was carried by a roll call vote.

Roll Call Vote

Mr. Ross	AYE
Mr. Gensemer	NAY
Dr. McAllister	AYE
Mr. Guiffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

A written guideline of rules will be sent to the Board.

Dr. McAllister discussed the annual reporting between both Boards, Planning and Zoning, to discuss the year-end assessment & topics that need further review. Dr. McAllister distributed the wording to all Board members for open discussion.

The Board deliberated.

Upon a motion by Dr. McAllister, seconded by Mr. Ross, that the Board approve Mr. Baldini to draft a letter for the Board members to put the planning board on notice for issues that need further review & discussion. The motion to approve was carried by a roll call vote.

Roll Call Vote

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Guiffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

Chairman Caracciolo asked for board approval to include Mr. Cathcart, of DeBlasio & associates to sit in on the closed session that is on the agenda for this meeting to discuss a pending litigation.

All members were in favor.

Upon a motion by Mr. Ross seconded by Dr. McAllister that we approve the resolution for the closed session meeting. The motion was carried by roll call vote.

Roll Call Vote

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Guiffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

Closed session began at 6:52pm. Return to open session at 7:18pm.

Chairman Caracciolo called a motion Appointing our Board Solicitor, Mr. Paul Baldini, as the litigating solicitor for the Sweet vs. Stone Harbor case. The Motion was carried by role call vote.

Roll Call Vote

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Guiffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

Chairman Caracciolo opened the meeting to the public for any issues not related to a specific zoning case, with no one coming forward to speak, the meeting was closed to the public.

With there being no other business, upon a motion by Dr. McAllister, seconded by Mr. Ross and unanimously approved, the meeting was adjourned to 7:20 p.m.

The next regularly scheduled meeting will be on February 5, 2024

Approved:

Attest: Megan Brown
Megan Brown, Secretary

January 8th, 2024