

Zoning Board of Adjustment | Regular Meeting | February 5th, 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.

Board Members Present

Mr. Bob Ross
Mr. Jack Gensemer
Dr. John McAllister
Ms. Laughlin (Zoom)
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. Ross seconded by Dr. McAllister that the minutes of the Regular Meeting & the Closed session on January 8th, be approved. The motion to approve the minutes was carried by a roll call vote.

Administrative Business

Implementation of virtual participation policy. As of this meeting, the policy is in effect. Ms. Laughlin is participating via zoom.

Review/Approval of the letter from the Zoning Board to the Planning Board. Mr. Baldini drafted the letter, and the board members reviewed it. No further discussion is needed.

Upon a nomination by Dr. McAllister, seconded by Mr. Ross, & moved by Dr. McAllister, that the letter be signed and sent to the Planning Board. The motion to approve was carried by a roll call vote.

Chairman Caracciolo opened the meeting to the public to discuss any non-specific zoning issues..

Ray Poudrier, zoning officer, approached and indicated that he was asked to go over the revised lot grading ordinance & he handed a copy of the ordinance to each board member and professionals.

Mr. Poudrier explained that Ordinance 1658 revised the lot grading to change the allowable fill and retaining wall heights, prior to this Ordinance, there was no maximum limit, other than 1/3 the distance from the foundation to the property line.

This ordinance now reads (paragraph a4) that the retaining wall should only be installed to comply with the minimum elevation requirements of this ordinance and shall not be installed arbitrarily.

Mr. Poudrier advised the Board that the Borough engineer reviews the lot grading, so the word arbitrarily is used based on that review. Mr. Poudrier advised they only need to install to the maximum height necessary to control storm water run-off and conform to our flood plain ordinance. Mr. Poudrier also explained the low-lying properties are defined when the crown of the street is 6 feet or less. He also went on to explain that the Planning board is currently looking at an overlay zone, which will be a change to this Ordinance, so more discussions will come from that when the changes are made.

With there being no other comments, Chairman closed the meeting to the public.

Upon a motion by Mr. Ross, seconded by Dr. McAllister and unanimously approved, the meeting was adjourned at 6:25pm.

Approved:

Attest: Megan Brown
Megan Brown, Secretary

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