

**Zoning Board of Adjustment | Regular Meeting | April 1<sup>st</sup>, 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  
Mr. Nick Giuffre  
Mr. Bill Righter  
Mr. Tim Stauning  
Mr. Ken Barbuscio  
Mr. Angelo Caracciolo, Chairman

**Solicitor Present**

Paul Baldini, Esq.

**Borough Engineer Present**

William Hanson

**Secretary Present**

Megan Brown

**Approval of Minutes**

Upon a motion by Mr. Gensemer seconded by Mr. Stauning that the minutes of the Regular Meeting on March 4th, 2024, be approved. The motion to approve the minutes was carried by a roll call vote.

**Old Business**

Memorialize resolution #968-2024 for Thomas & Deanna Muth

Upon a motion by Mr. Gensemer seconded by Mr. Stauning that the resolution be approved. The motion was carried by a roll call vote.

**New Business**

**Case #970-2024**

Applicant’s Name & Address: Gregory & Therese Narzikul  
510 Milbrook Road  
Devon, PA 19333  
Owners Name & Address: Same  
Subject Property: 10525 Golden Gate Drive  
Stone Harbor, NJ 08247  
Bl: 201 Lot(s): 32 & 33.01

Andrew Catanese, Esq. represents the applicant. Mr. Catanese explained the nature of the application.

All notices were given in regard to this project.

Mr. Baldini explained the applicable legal standards associated with this variance application.

The following individuals were sworn in to testify on behalf of the application.

1. Deborah Slaunwhite- Architect for project

Ms. Slaunwhite explained the architectural plans for the project.

The following Exhibits were moved into evidence.

- Exhibit A-1 also identified as EX-3- aerial photograph of the site.
- Exhibit A-2 also identified as EX-2- drone images consisting of two pictures
- Exhibit A-3 also identified as EX-1 which is two renderings of the subject site again to demonstrate how the property will sit on the parcel.

The following professionals were sworn in and testified in relation to the application.

1. William Hanson, Engineer with DeBlasio & Associates.

Mr. Hanson provided his report and review comments on this application.

With there being no further testimony, Chairman Caracciolo closed the meeting to the Applicants and opened the meeting to the public.

The following individual was sworn in and testified in favor of the application.

1. Lorraina Chambers- 10523 Golden Gate Dr; neighbor to the north of project.

With there being no further public comment, Chairman Caracciolo closed the meeting to the public.

Mr. Catanese gave his closing statement. Mr. Baldini gave the Board a summation of the applicable legal standards. The board deliberated.

Mr. Gensemer made a motion, seconded by Mr. Barbuscio, to approve the C1 variance. The motion was carried by roll a call vote.

**ROLL CALL VOTE**

**ZBA # 970-2024**

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Mr. Giuffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

Mr. Gensemer made a motion, seconded by Mr. Ross, to approve the C2 variance. The motion was carried by roll call vote.

**ROLL CALL VOTE**

**ZBA # 970-2024**

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Mr. Giuffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

A resolution memorializing these decisions will be approved at the next regularly scheduled zoning meeting on May 6<sup>th</sup>, 2024.

**Case # 971-2024**

Applicant's Name & Address:	John & Molly Scheffey 179 Edwards Drive Churchville, PA 18966
Owner's Name & Addr:	Same
Subject Property:	140-84 <sup>th</sup> Street Stone Harbor, NJ 08247 Bl: 83.02 Lot(s): 39.02 & 41
Co- Applicants Name & Addr:	Benjamin Johnson 219 Pembroke Ave Wayne, PA 19087
Owner's Name & Address:	Same
Subject Property:	134-84 <sup>th</sup> Street (pertaining to the garage) Stone Harbor, NJ 08247 Bl: 83.02 Lot(s): 37.02 & 39.01

Keith Davis, Esq. represents the applicant. Mr. Davis explained the nature of the application.

All notices were given in regard to this project.

Mr. Baldini explained the applicable legal standards associated with this variance application.

The following individuals were sworn in to testify on behalf of the application.

1. John Scheffey- Owner of project
2. Tiffany Morrissey- Planner for project
3. John Halbruner- Architect for project

Mr. Scheffey provided a background to the history of the home that they purchased 3 years ago.

Mr. Halbruner explained the architectural plans for the addition.

Ms. Morrissey explained the nature for the need of variances.

The following professionals were sworn in and testified in relation to the application.

2. William Hanson, Engineer with DeBlasio & Associates.

Mr. Hanson provided his report and review comments on this application.

With there being no further testimony, Chairman Caracciolo closed the meeting to the Applicants and opened the meeting to the public.

The following individual was sworn in and testified in favor of the application.

- 4. Dennis Gralla- 150 84<sup>th</sup> Street; neighbor to the west of project.

With there being no further public comment, Chairman Caracciolo closed the meeting to the public.

Mr. Davis gave his closing statement. Mr. Baldini gave the Board a summation of the applicable legal standards. The board deliberated.

Mr. Ross made a motion, seconded by Mr. Gensemer, to approve the variance. The motion was carried by roll a call vote.

**ROLL CALL VOTE**

**ZBA # 970-2024**

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Giuffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

A resolution memorializing these decisions will be approved at the next regularly scheduled zoning meeting on May 6<sup>th</sup>, 2024.

**Resolution # 973-2024**- Authorizing a closed session (*Discussion: Sweet v. Borough of Stone Harbor ZBA*)

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, the motion was carried by a roll call vote.

**ROLL CALL VOTE**

**ZBA # 973-2024**

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Giuffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

Closed session began at 7:25pm. The meeting was called to re-order at 8:23pm.

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

Upon a motion by Mr. Ross, seconded by Mr. Gensemer and unanimously approved, the meeting was adjourned at 8:24pm

Approved:

Attest: Megan Brown  
Megan Brown, Secretary

April 1<sup>st</sup>, 2024