

Zoning Board of Adjustment | Regular Meeting | May 6th, 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

Bob Ross
Jack Gensemer
John McAllister
Nicolas Guiffre
William Righter
Tim Stauning
Angelo Caracciolo, Chair

Solicitor Present

Paul Baldini, Esq.

Zoning Officer Present

Raymond Poudrier

Borough Engineer Present

William Cathcart

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the minutes of the Regular Meeting & closed session Minutes of April 1st, 2024, be approved. The motion to approve the minutes was carried by a roll call vote.

OLD BUSINESS

Memorializing Resolution 970-2024-Narzikul. Upon a motion by Mr. Gensemer, seconded by Mr. Stauning, that the resolution be memorialized. The motion was carried by a roll call vote.

Memorializing Resolution #971-2024- Scheffey/ Johnson. Upon a motion by Mr. Ross, seconded by Mr. Stauning, that the resolution be memorialized. The motion was carried by a roll call vote.

NEW BUSINESS- ZBA Hearing Case #972-2024

Applicant’s Name & Address:	Reixan Properties LLC 808 Glendalough Road Erdenheim, PA 19038
Owner’s Name & Address:	Same
Subject Property:	10518 Golden Gate Drive Stone Harbor, NJ 08247 Bl: 201 Lot(s): 86, 87 & 88

Keith Davis, Esq. spoke on behalf of the applicant and explained the nature of the application.

All notices were given with respect to this hearing.

The following individuals were sworn in and testified on behalf of the Applicants:

1. Matt Gardner- Owner of Project
2. Deborah Slaunwhite- Architect for Project
3. Roger McLarmon- Zoning Professional/ Certified Flood Plain Manager
4. Gary Thomas- Planner/ Surveyor/ Certified Flood Plain Manager
5. Matt Pappas- Builder for Project

The following Exhibits were moved into Evidence.

1. EX1.0- Renderings of proposed project with & without variance, showing the slope of the driveway and impact
2. A-1- Mr. McLarmon's Flood plain management certificate
3. A-2- FEMA checklist

Mrs. Deborah Slaunwhite explained the projected plans to the Board and attendees.

Mr. Baldini advised that, if approved, this resolution will have a conditional of approval indicating that the applicant agrees to raise the lot grade if the Borough intends to raise the street.

Mr. Davis stated that the applicant is aware of that condition and will comply if variances are granted and if required.

Mr. Cathcart commented on the application as the Borough engineer review.

Chairman Caracciolo opened the meeting to the public.

The following individuals were sworn in and testified on behalf of the application.

1. Ray Poudrier- Zoning Officer & Flood Plain Manager for Borough of Stone Harbor spoke as the CRS coordinator. Mr. Poudrier spoke in reference to the Flood Damage Prevention Ordinance 300-14.
2. Katie Hobbs residing at 9926 Sunset Drive, spoke in favor of the application.
3. Mr. Conrad spoke as a resident & board member for the planning board- his comments did not have any affiliation with this case.

Chairman Caracciolo closed the hearing to the Applicants & the Public.

Mr. Davis gave his closing statement.

Mr. Baldini gave the Board a summation of the applicable legal standards.

The board discussed the application.

Mr. Ross made a motion, seconded by Mr. Stauning, to approve the C1 variance.

The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA # 972-2024

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

Dr. McAllister made a motion, seconded by Mr. Ross, to approve the C2 variance.

The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA # 972-2024

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

Dr. McAllister made a motion, seconded by Mr. Stauning, to approve the Flood Plain Management Regulation variance.

The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA # 972-2024

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

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

Chairman Caracciolo opened the meeting to the public for any zoning board comments not specific to the heard case.

I. Maryann Zwicker- 221-110th Street

Mrs. Zwicker spoke regarding the Sweet case that will be heard next month; she was under the impression that Mrs. Sweet's case was going to be heard this evening.

Mr. Baldini explained to Mrs. Zwicker that she can certainly speak publicly however, her testimony will not be recorded as part of the Sweet hearing since she will not be able to be cross-referenced.

Mrs. Zwicker expressed that she understood that but since she had made the trip here, she wanted to make her comments. She spoke against approval of any variances that the Sweets are requesting.

Chairman Caracciolo called a quick recess at 7:52pm and resumed at 7:57pm.

Mr. Baldini requested a roll call. All board members listed in the above roll call were present.

Dr. McAllister wanted to speak regarding the decision on planning board specifically related to Donnas place that was just sold. He had questions on how to prevent this from happening in the future.

Mr. Baldini explained that the Zoning Board did not have jurisdiction, the Planning Board had jurisdictions for this specific case, but he suggested the Board could refer to the Borough Solicitor, Mr. Bocchi to research for any future similar hearings.

With there being no other business, upon a motion by Dr. McAllister, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 8:03pm.

The next regularly scheduled meeting will be on June 3rd, 2024.

Approved:

Attest: Megan Brown
Megan Brown, Secretary

May 6th, 2023