

Zoning Board of Adjustment | Regular Meeting | July 1st, 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
Kat Laughlin
Nicolas Giuffre
William Righter
Ken Barbuscio
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 Ms. Laughlin, that the minutes of the Regular Meeting Minutes of June 3rd, 2024, be approved. The motion to approve the minutes was carried by a roll call vote.

Upon a motion by Mr. Gensemer, seconded by Ms. Laughlin, that the minutes of the Special Meeting Minutes of June 10th, 2024, be approved. The motion to approve the minutes was carried by a roll call vote.

Agenda Change- Chairman Caracciolo made an announcement that rather than having public comment at the end of the meeting, we are going to have it at the beginning of the meeting. If anyone would like to speak, they can approach the podium.

Marcus Rose of 2 Linden Lane expressed his disagreement with the conclusion of our last meeting regarding the Sweets request in the Courts.

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

OLD BUSINESS

Memorializing Resolution 974-2024-Sweet. Upon a motion by Ms. Laughlin, seconded by Mr. Ross, that the resolution be memorialized. The motion was carried by a roll call vote, with Mr. Gensemer abstaining from the vote.

NEW BUSINESS- ZBA Hearing Case #975-2024

Applicant's Name & Address: George & Niki Keyser
999 Inlet Circle Unit 104D
Venice, FL 34285
Owner's Name & Address: Same
Subject Property: 358 95th Street
Stone Harbor, NJ 08247
Bl: 94.04 Lot(s): 143

Andrew Catanese, 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. Don Zacker- Architect for Project

Mr. Zacker explained the projected plans to the Board and attendees.

Mr. Cathcart was sworn in and testified as the Borough Engineer; he provided his report of the application.

Chairman Caracciolo opened the meeting to the public.

Mr. Poudrier was sworn in and testified. He advised the new flood elevation is 12 feet & the curb cut would need to be reduced to 20 feet.

Mr. Baldini advised that, if approved, this resolution will have a conditional of approval indicating the above.

Mr. Catanese advised that his applicants have no problem complying with these conditions.

Chairman Caracciolo opened the meeting to the public. No one approached for public comment.

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

Mr. Catanese gave his closing statement.

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

The board discussed the application.

Mr. Gensemer made a motion, seconded by Ms. Laughlin, to approve the C1 variance.

The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA # 975-2024

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mr. Giuffre	AYE
Mr. Righter	AYE
Mr. Barbuscio	AYE
Chairman Caracciolo	AYE

Mr. Gensemer made a motion, seconded by Ms. Laughlin, to approve the C2 variance.

The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA # 975-2024

Mr. Ross	A YE
Mr. Gensemer	A YE
Dr. McAllister	A YE
Ms. Laughlin	A YE
Mr. Giuffre	A YE
Mr. Righter	A YE
Mr. Barbuscio	A YE
Chairman Caracciolo	A YE

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

Mr. Ross made a motion, seconded by Ms. Laughlin, to approve resolution #977-2024, for a closed session at 7:13pm.

Chairman Caracciolo resumed open session at 7:50pm.

Board Members Present

Bob Ross
Jack Gensemer
John McAllister
Kat Laughlin
Nicolas Giuffre
William Righter
Ken Barbuscio
Angelo Caracciolo, Chair

With there being no other business, upon a motion by Dr. McAllister, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 7:52pm.

The next regularly scheduled meeting will be on August 5th, 2024

Approved:

Attest: 
Megan Brown, Secretary

July 1st, 2024