

Zoning Board of Adjustment | Regular Meeting | October 7th, 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
Kathryn Laughlin
Nicholas Giuffre
William Righter
Timothy Stauning
Kenneth 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 Ms. Laughlin, seconded by Mr. Ross, that the minutes of the Regular Meeting Minutes of September 9th, 2024, be approved. The motion to approve the minutes was carried by a roll call vote with all eligible members voting in the affirmative.

OLD BUSINESS

Upon a motion by Ms. Laughlin, seconded by Mr. Ross, that the resolution for Rabinowitz case #976-2024 be approved. The motion to memorialize the resolution was carried by a roll call vote with all eligible members voting in the affirmative.

NEW BUSINESS

ZBA Hearing Case #978-2024 - The applicant has requested an adjournment to the November 4th meeting; however this meeting will be rescheduled to the December meeting, and this is the third and final postponement that will be granted before the applicant will have to re-apply. No further notice will be required for the December hearing.

ZBA Hearing Case #979-2024

Applicant’s Name & Address:	Dylan Sinclair 7 Longwood Lane Moorestown, NJ 08057
Owner’s Name & Address:	Same
Subject Property:	221-91 st Street Stone Harbor, NJ 08247 Bl: 91.03 Lot(s): 86.02, 88, 90.01

Cory Gilman, 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 Application:

1. Dylan Sinclair - Homeowner
2. John Halbruner - Hyland Group – Project planner
3. William Cathcart- DeBlasio & Associates- Borough Engineer

Mr. Sinclair explained the application and the need for this variance relief.

Mr. Halbruner explained the current and proposed conditions of the project and the need for variance relief.

Mr. Cathcart explained the application review as the Borough Engineer.

Mr. Baldini asked Mr. Gilman if the client would agree to the conditions of approval as indicated by the Borough Engineer, to which Mr. Gilman agreed.

Chairman Caracciolo opened the meeting to the public. No one spoke for or against the application, the meeting was closed to the public.

Chairman Caracciolo closed the meeting to the applicants.

Mr. Gilman provided his closing statement.

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

The board discussed the application and deliberated.

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

The motion was carried by roll call vote.

ROLL CALL VOTE

ZBA # 979-2024

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

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

The motion was carried by roll call vote.

ROLL CALL VOTE

ZBA # 979-2024

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mr. Giuffre	AYE
Mr. Righter	AYE
Mr. Stauning	AYE
Mr. Barbuscio	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 topics not relative to a specific zoning case.

Dr. McAllister asked if there was any update to the letter the board submitted to the Planning Board above the BD district. Mr. Baldini explained that a subcommittee was developed, the planning board has discussed a 'stop gap' ordinance which has been discussed greatly at each meeting, the recommendation will be presented to Council and the Borough Solicitor to review before being adopted.

With there being no other business, upon a motion by Dr McAllister, seconded by Ms. Laughlin and unanimously approved, the meeting was adjourned at 6:46pm.

The next regularly scheduled meeting will be on November 4th, 2024

Approved:

Attest: 
Megan Brown, Secretary

October 7th, 2024