

Zoning Board of Adjustment | Regular Meeting | February 3rd, 2025

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 2025 in December 2024, and the schedule having been posted on the Municipal Clerk’s Bulletin Board.

Board Members Present

Bob Ross
John McAllister
Kathryn Laughlin (Via Zoom)
William Righter
Timothy Stauning
Kenneth Barbuscio (Via Zoom)
William O’Connor
Angelo Caracciolo, Chair

Solicitor Present

Paul Baldini, Esq.

Zoning Officer Present

Raymond Poudrier

Borough Engineer Present

William Cathcart (Via Zoom)

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Ross seconded by Dr. McAllister, that the minutes of the Regular Meeting Minutes of January 27th, 2025, 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

Memorialize resolution #985-2025 Gorelick

Upon a motion by Dr. McAllister, seconded by Mr. Ross, that the resolution for Gorelick Case #985-2025 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 #983-2024

Applicant Name & Address:	Hugh & Lynn Merkle 326 Kings Highway Haddonfield, NJ 08033
Owner’s Name & Address:	Same
Subject Property:	374-96 th Street Stone Harbor, NJ 08247 Bl: 95.04 Lot(s): 246

All notices were given with respect to this hearing.

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

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

1. Hugh Merkle- Project Owner
2. William Cathcart- DeBlasio & Associates- Borough Engineer
3. Gary Thomas- Surveyor
4. Lee Diprinzio- Architect
5. Tiffany Morrissey- Planner

The following exhibits were moved into evidence:

- A-1- Projected Variance Plan Sheet
- A-2 – Side & Front elevations
- A-3 – Floor Plan

Mr. Thomas explained the current and proposed conditions of the project and the need for variance relief as the Surveyor for the project.

Mr. Diprinzio explained the current and proposed conditions of the project and the need for variance relief as the Architect for the project.

Mr. Merkle explained the current and proposed conditions of the project and the need for variance relief as the owner of the project.

Mrs. Morrissey explained the current and proposed conditions of the project and the need for variance relief as the Planner for the project.

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

Chairman Caracciolo opened the meeting to the public.

The following individuals were sworn in and testified in favor of the project:

1. Perry Conte 359-96th St. Stone Harbor, NJ 08247

With no other public comment, the meeting was closed to the public.

Mr. Davis provided his closing statement.

Chairman Caracciolo closed the meeting to the applicants.

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

The board discussed the application and deliberated.

Mr. Stauning made a motion, seconded Mr. Ross, to approve the C2 variance.

The motion was carried by roll call vote.

ROLL CALL VOTE**ZBA # 983-2024**

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

Mr. Ross made a motion, seconded Mr. Stauning, to approve the D1 variance.

The motion was carried by roll call vote.

ROLL CALL VOTE**ZBA # 983-2024**

Mr. Ross	AYE
Dr. McAllister	AYE
Ms. Laughlin	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 called a brief recess at 7:12pm. Meeting resumed at 7:18pm

Board Members Present

Bob Ross
John McAllister
Kathryn Laughlin (Via Zoom)
William Righter
Timothy Stauning
Kenneth Barbuscio
William O'Connor
Angelo Caracciolo, Chair

ZBA Hearing Case #984-2025

Applicant Name & Address:	Norville & Amy McAndrew 150 Somerset Drive Bluebell, PA 19422
Owner's Name & Address:	Same
Subject Property:	309-99 th Street Stone Harbor, NJ 08247 Bl: 99.04 Lot(s): 125.02 & 126.02

All notices were given with respect to this hearing.

Kevin Balistreri Esq. spoke on behalf of the applicant and explained the nature of the application.

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

1. Norville McAndrew- Project Owner
2. Gary Thomas- Surveyor
3. Ed Scalia- Builder
4. Jack Smith - Architect
6. William Cathcart- DeBlasio & Associates- Borough Engineer

The following exhibits were moved into evidence:

- A-1 - Plans submitted with Variance Application
- A-6 - HVAC & Pool Equipment plan
- A-7- Variance Plan

Mr. McAndrews explained the current and proposed conditions of the project and the need for variance relief as the owner of the project.

Mr. Smith explained the current and proposed conditions of the project and the need for variance relief as the Architect for the project.

Mr. Thomas explained the current and proposed conditions of the project and the need for variance relief as the Surveyor of the project.

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

Chairman Caracciolo opened the meeting to the public.

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

1. Raymond Poudrier- Zoning Officer
2. Diane Hough- 9909 Third Ave- Neighbor
3. William Hough- 9909 Third Ave- Neighbor

With no other public comment, the meeting was closed to the public.

Mr. Balistreri provided his closing statement.

Chairman Caracciolo closed the meeting to the applicants.

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

The board discussed the application and deliberated.

Mr. Dr. McAllister made a motion, seconded Mr. Ross, to approve the C1 variance.

The motion was carried by roll call vote.

ROLL CALL VOTE

ZBA # 984-2025

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

Mr. Ross made a motion, seconded Mr. Righter, to approve the C2 variance.

The motion was carried by roll call vote.

ROLL CALL VOTE

ZBA # 984-2025

Mr. Ross	AYE
Dr. McAllister	AYE
Ms. Laughlin	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 discussions not relating to a specific case. With no one coming forward, the meeting was closed to the public.

With there being no other business, upon a motion by Dr McAllister, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 8:26pm.

The next regularly scheduled meeting will be on March 3rd, 2025

Approved:

Attest: 
Megan Brown, Secretary

February 3rd, 2025