

## **Zoning Board of Adjustment | Regular Meeting | April 7<sup>th</sup>, 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  
Jack Gensemer  
John McAllister  
Kathryn Laughlin (Via Zoom)  
William Righter  
Timothy Stauning  
Kenneth Barbuscio (Via Zoom)  
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. Righter, that the minutes of the Regular Meeting of March 3<sup>rd</sup>, 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 #987-2025**

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the resolution for the Carson Case #987-2025 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**

#### **Hearing # 988-2025**

|                           |   |
|---------------------------|---|
| Applicant Name & Address: | J. Richard Steedle & Holly Chambers<br>131 Little Lane<br>Haverford, PA 19041 |
| Owner’s Name & Address:   | Same  |
| Subject Property:         | 10201 Sunrise Drive<br>Stone Harbor, NJ 08247<br>Bl: 200.03 Lot(s): 517       |

All notices were given with respect to this hearing.

Jeffrey Barnes, 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. Craig Hurless- Planner
2. Blaine Steinman- Architect
3. Joseph Steedle- Owner of Project
4. Holly Chambers- Owner of Project
5. William Cathcart- DeBlasio & Associates- Borough Engineer

Mr. Steedle explained the need for the variances requested.

The following exhibits were moved into evidence:

A-1 to A-4- Photos of the rear of the home looking in both directions

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

Mr. Hurless 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 spoke:

1. Raymond Poudrier- Zoning Officer/ Floodplain Manager- Borough of Stone Harbor
2. William Hymas- 10203 Sunrise Drive- Support of project
3. Justine Herzog- 10215 Sunrise Drive – Opposed to project

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

Mr. Barnes, Esq. 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. Barnes asked for a brief recess to discuss the application with his client at 7:40pm.

The meeting resumed at 7:44pm.

**Board Members Present**

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

Mr. Barnes Esq. explained that his client would prefer to adjourn this meeting to make changes to the plans.

Mr. Stauning made a motion, seconded by Mr. Ross, to adjourn this case to the May 5<sup>th</sup> zoning board meeting, with no further noticing required.

The motion was carried by roll call vote.

**ROLL CALL VOTE**

**ZBA # 988-2025**

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

The Solicitor announced this case will be re- heard May 5<sup>th</sup>, 2025, at 6pm, no further noticing will be required.

Chairman Carracciolo called a brief recess at 7:48pm. The meeting resumed at 7:50pm.

**Board Members Present**

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

**Hearing #986-2025**

Applicant Name & Address: SOS 9301 LLC  
402 Route 9 N  
Cape May Court House, NJ 08210  
Owner's Name & Address: Robert & Cynthia Speer  
Subject Property: 9301 Third Ave  
Stone Harbor, NJ 08247  
Bl: 93.04 Lot(s): 120.01, 122.01 & 124.01

All notices were given with respect to this hearing.

Chairman Caracciolo recused himself. Mr. Ross will run meeting as Vice Chairman.

Cory Gilman Esq. spoke on behalf of the applicant and explained the nature of the application.

The following individuals were sworn in and testified:

1. John Halbruner- Planner
2. Gerald Blackman- Architect
3. William Cathcart- DeBlasio & Associates- Borough Engineer

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

The following Exhibits were moved into evidence:

A-1- Drainage plan revised on 4/3/2025

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

Mr. Cathcart explained the revised application review dated 4/3/2025, as the Borough Engineer.

Mr. Ross opened the meeting to the public.

The following individuals were sworn in and testified:

1. John Jensen- 9303 Third Ave
2. Thomas Kelly- 332 93<sup>rd</sup> St.
3. Kevin Fischer- 338 93<sup>rd</sup> St.
4. Mary Lamb- 9303 Third Ave Unit 2
5. Raymond Poudrier- Zoning Officer, Borough of Stone Harbor
6. Juan Flacco- 9303 Third Ave
7. Shavon Devlin- 9303 Third Ave

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

Hr. Halbruner addressed questions related to the stormwater run-off, referring to exhibit A-1.

Mr. Blackman addressed questions related to questions from the public regarding curb cuts, parking, safety, electric & trash enclosures.

Roman Osadchuk was sworn in and testified as the developer of this project.

Mr. Gilman Esq provided his closed statement.

Mr. Baldini gave a summation of the application and the applicable legal standards.

The board deliberated.

Upon a motion made by Dr. McAllister, seconded by Mr. Righter to approve the D6 variance. The motion was denied by a roll call vote.

**ROLL CALL VOTE**

**ZBA # 986-2025**

|                |     |
|----------------|-----|
| Mr. Gensemer   | NAY |
| Dr. McAllister | NAY |
| Ms. Laughlin   | NAY |
| Mr. Righter    | NAY |
| Mr. Stauning   | NAY |
| Mr. Barbuscio  | NAY |
| Mr. Ross       | NAY |

Upon a motion made by Mr. Gensemer, seconded by Dr. McAllister, that a vote be made to determine, in the affirmative, that this application is for a multi-family structure.

**ROLL CALL VOTE**

**ZBA # 986-2025**

|                |     |
|----------------|-----|
| Mr. Gensemer   | AYE |
| Dr. McAllister | AYE |
| Ms. Laughlin   | AYE |
| Mr. Righter    | AYE |
| Mr. Stauning   | AYE |
| Mr. Barbuscio  | AYE |
| Mr. Ross       | AYE |

Chairman Carracciolo opened the meeting to the public for any comments not related to a specific case, no comments were made, the public comment portion was closed.

With there being no other business, upon a motion by Dr. McAlliste, seconded by Mr. Ross, and unanimously approved, the meeting was adjourned at 9:50pm.

The next regularly scheduled meeting will be on May 5<sup>th</sup>, 2025

Approved:

Attest:   
Megan Brown, Secretary

April 7<sup>th</sup>, 2025