

Regular/ Hybrid Meeting
Zoning Board of Adjustment
January 4, 2021

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, the Press of Atlantic City and Cape May County Herald having been notified of the Board’s schedule for 2021 in December 2020, and the schedule having been posted on the Municipal Clerk’s Bulletin Board.

ROLL CALL

Members Present

J. Craig Otton
Bob Ross
Jack Gensemer
John McAllister
Kat Laughlin (via Phone)
Bunny Parzych
Angelo Caracciolo

Alternate Present

Mel Lide

Solicitor Present

Paul Baldini, Esq.

Alternate Absent

Nicole Jones

Zoning Officer Present

Ray Poudrier

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the minutes of the Regular Meeting of December 7, 2020 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #915-2020, Villa Maria

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the resolution be adopted. The motion carried unanimously by roll call vote.

ADMINISTRATIVE BUSINESS

Memorialize Resolution #2021-001, Paul Baldini, Esq.

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the resolution be adopted. The motion carried unanimously by roll call vote.

Upon a motion by Mrs. Parzych, seconded by Mr. Ross, that Angelo Caracciolo be appointed for Chairman of the Zoning Board of Adjustment for the year 2021. The motion to approve was carried unanimously by roll call vote. Upon a motion by Mrs. Parzych, seconded by Dr. McAllister, that J. Craig Otton be appointed Vice-Chairman of the Zoning Board of Adjustment for the year 2021. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Mr. Ross, seconded by Dr. McAllister, that Megan Brown be appointed secretary of the Zoning Board of Adjustment for the year 2021. The motion to approve was carried unanimously by roll call vote.

NEW BUSINESS

HEARING

#918-2021	Applicant’s Name & Address:	Uno Enero, LLC 359 96 th Street Unit 204 Stone Harbor, NJ 08247
	Owner’s Name & Address:	Robert Giesecke PO Box 395 Stone Harbor, NJ 08247
	Subject Property:	9619 Seng Place Stone Harbor, NJ 08247
	Block and Lot:	Bl: 96.21 Lot(s): 55.01 & 57.01

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 individual(s) were sworn in and testified on behalf of the Applicants:

1. Pamela Fine- Architect

No one spoke for or against the granting of the application.

Chairman Caracciolo closed the hearing to the Applicants and the public.

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

The Board discussed the application. Mr. Gensemer made a motion seconded by Mr. Ross that the C1 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #918-2021- C1 Variance

Mr. Otton	AYE
Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mrs. Parzych	AYE
Chairman Caracciolo	AYE

Mr. Otton made a motion, seconded by Mr. Ross that the C2 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #918-2021- C2 Variance

Mr. Otton	AYE
Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mrs. Parzych	AYE
Chairman Caracciolo	AYE

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

HEARING

#919-2021	Applicant's Name & Address:	Michael & Pamela Salamone 659 Cornwell Ave Cheshire, CT 06410
	Owner's Name & Address:	Same
	Subject Property:	265 86 th Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 86.03 Lot(s): 96, 98

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

All notices were given with respect to this hearing.

The following individual(s) were sworn in and testified on behalf of the Applicants:

1. David Nordone, Architect
2. Tiffany Morrissey- Licensed City Planner
3. Michael Salamone- Owner

No exhibits were moved into evidence on behalf of the Applicants.

No one spoke for or against granting the application.

Chairman Caracciolo closed the hearing to the Applicants and the public.

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

The Board discussed the application. Mr. Otton made a motion, seconded by Mrs. Parzych, that the C1, Side yard setback variance be granted. The motion was denied unanimously by roll call vote.

ROLL CALL VOTE
ZBA #919-2021- C1 Side Yard Setback

Mr. Otton	NAY
Mr. Ross	NAY
Mr. Gensemer	NAY
Dr. McAllister	NAY
Ms. Laughlin	NAY
Mrs. Parzych	NAY
Chairman Caracciolo	NAY

Dr. McAllister made a motion, seconded by Mr. Ross, that the C1, front yard setback variance be granted. The motion was denied unanimously by roll call vote.

ROLL CALL VOTE
ZBA #919-2021- C1 Front Yard Setback

Mr. Otton	NAY
Mr. Ross	NAY
Mr. Gensemer	NAY
Dr. McAllister	NAY
Ms. Laughlin	NAY
Mrs. Parzych	NAY
Chairman Caracciolo	NAY

Mr. Ross made a motion, seconded by Mr. Otton, that the C2, side yard setback variance be granted. The motion was approved by a 5-2 roll call vote.

ROLL CALL VOTE
ZBA #919-2021- C2 Side Yard Setback

Mr. Otton	NAY
Mr. Ross	AYE
Mr. Gensemer	NAY
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mrs. Parzych	AYE
Chairman Caracciolo	AYE

Dr. McAllister made a motion, seconded by Ms. Laughlin that the C2 front yard setback variance be granted. The motion was approved by a 4-3 roll call vote.

ROLL CALL VOTE
ZBA #919-2021- C2 Front Yard Setback- Landing and stairs

Mr. Otton	NAY
Mr. Ross	NAY
Mr. Gensemer	NAY
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mrs. Parzych	AYE
Chairman Caracciolo	AYE

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

The next regularly scheduled meeting will be on February 1st, 2021.

With there being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 7:44pm,

Approved:

Attest: Megan Brown
Megan Brown, Secretary

January 4, 2021