Regular/ Hybrid Meeting

Zoning Board of Adjustment

March 1st, 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** **Alternate Present**

Bob Ross Mel Lide

Jack Gensemer Martin Cahill (via Zoom)

John McAllister

Kat Laughlin (via Phone) **Solicitor Present**

Bunny Parzych (via Zoom) Paul Baldini, Esq.

Nicole Jones (via phone)

Angelo Caracciolo **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 on February 1st, 2021 be approved. The motion to approve the minutes was carried unanimously by roll call vote.

**NEW BUSINESS**

**HEARING #922-2021**

Applicants Name & Address: George Barrett & Deborah Neimeth

6724 Perimeter Loop Road #311

Dublin, OH 43017

Owners Name & Address: 382 104th Street LLC

6724 Perimeter Loop Road #311

Dublin, OH 43017

Subject Property: 382-104th Street

Stone Harbor, NJ 08247

Block: 103.05 Lot(s): 127.02 & 128.01

Keith Davis, Esq. Spoke on behalf of 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. Tiffany Morrisey- Licensed City Planner
2. Blaine Steinman- Architect
3. Deborah Neimeth- Homeowner

**PUBLIC COMMENT**

Chairman Caracciolo opened the meeting to the public. No one spoke for or against the granting of this application.

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

The Board discussed the application. Mr. Ross made a motion, seconded my Mr. Gensemer that the C1 & C2 variances be granted. The motion was approved unanimously by a roll call vote.

**ZBA# 922-2021**

**ROLL CALL VOTE C1/C2 Variance**

Mr. Ross AYE

Mr. Gensemer AYE

Dr. McAllister AYE

Ms. Laughlin AYE

Mrs. Parzych AYE

Ms. Jones AYE

Chairman Caracciolo AYE

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

**HEARING #921-2021**

Applicants Name & Address: Keith & Pamela Pensabene

109 S West Street

Doylestown, PA 18901

Owners Name & Address: Same as applicant

Subject Property: 328 101st Street

Stone Harbor, NJ 08247

Block: 100.04 Lot(s): 131.01

Cory Gilman, Esq. Spoke on behalf of 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. Blaine Steinman- Architect
2. John Halbruner- Land Surveyor
3. Keith & Pamela Pensabene- Homeowners of project
4. Eric Bowden- Homeowner at 10020 Sunrise Dr.
5. Jackie & Steve Szafara- Homeowners at 10023 Sunrise Dr.
6. Albert & Merle Manwaring- Homeowners at 324 101st Street

**PUBLIC COMMENT**

Chairman Caracciolo opened the meeting to the public. Individuals (4 & 5) spoke for the project, whereas individuals (6) spoke against the project.

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

The Board discussed the application.

Mr. Gensemer made a motion, seconded my Mr. Ross that the C1 variance be granted. The motion was approved by a roll call vote.

**ZBA# 921-2021**

**ROLL CALL VOTE C1 Variance**

Mr. Ross NAY

Mr. Gensemer AYE

Dr. McAllister AYE

Ms. Laughlin AYE

Mrs. Parzych AYE

Ms. Jones AYE

Chairman Caracciolo NAY

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

**ROLL CALL VOTE C1 Variance**

Mr. Ross AYE

Mr. Gensemer AYE

Dr. McAllister AYE

Ms. Laughlin AYE

Mrs. Parzych AYE

Ms. Jones AYE

Chairman Caracciolo AYE

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

**MOTION TO ADJOURN**

With there being no other business, upon a motion by Mr. Ross, seconded by Dr. McAllister and unanimously approved, the meeting was adjourned at 8:15 p.m.

The next regularly scheduled meeting will be on April 5th,, 2021.

Approved:

Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Megan Brown, Secretary

March 1st, 2021