Regular Meeting Zoning Board of Adjustment July 12th, 2021

Bob Ross 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 2020 in December 2019, 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 John McAllister Bunny Parzych Mel Lide Martin Cahill

Solicitor Present
Paul Baldini, Esq.

Zoning Officer Present

Ray Poudrier

Secretary Present Megan Brown

MINUTES

Upon a motion by Mr. Gensemer seconded by Mrs. Parzych, that the minutes of the Regular Meeting of June 21st, 2021 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #926-2021 Seahawk LLC

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

Memorialize Resolution #927-2021 Wharf

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

NEW BUSINESS

HEARING

#928-2021 Applicant's Name & Address: D & S Starbor LLC

218 Bush Lane

Mahwah, NJ 07432

Owner's Name & Address: Same

Subject Property: 150-84th Street

Stone Harbor, NJ 08247

Block and Lot: Bl: 83.02 Lots: 43

Jeffrey Barnes Esq. spoke on behalf of the applicant and asked for the hearing to be moved to our August 2nd, 2021 meeting, due to not having the appropriate proof that all neighbors were properly noticed. All professionals/members agreed.

HEARING

#929-2021 Applicant's Name & Address: 96th Street Landing, LLC

9601 Third Avenue Stone Harbor, NJ 08247

Owner's Name & Address: Same

Subject Property: 337-96th Street

Stone Harbor, NJ 08247

Bl: 96.04 Lot: 148,149,150 & 151

Michael Lario Esq. spoke on behalf of the applicant and explained the nature of the hearing. Applicant requests three (3) one (1) year extensions of the period of zoning protection. Mr. Lario explained that due to the uncertainty of the hotel/restaurant business due to COVID-19, the plans had been put on hold since March 2020.

Mr. Baldini gave an explanation of the statue relative to COVID and the time difference between extending for 3 one year terms as opposed to making them come before the board again next year (Oct. 2022).

Mr. Ross opened the meeting to the public. No comments were made for or against this application. Mr. Gensemer made a motion, seconded by Dr. McAllister, to approve the 3 one year extension

ROLL CALL VOTE

ZBA #929-2021

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mrs. Parzych	AYE
Mr. Lide	AYE
Mr. Cahill	AYE

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

The next regularly scheduled meeting will be on August 2nd, 2021.

Mr. Ross opened the meeting to the public for any comments not specific to either case. No public comments were made.

With there being no other business, upon a motion by Mr. Gensemer, seconded by Marty Cahill, and unanimously approved on, the meeting was adjourned at 6:25 p.m.

Approved:
Attest: Megan Brown, Secretary
July 22 nd , 2021