

Regular Meeting
Zoning Board of Adjustment
August 2nd, 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

Bob Ross
Jack Gensemer
John McAllister
Bunny Parzych
Mel Lide
Angelo Caracciolo

Alternate Present

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 Mr. Ross, that the minutes of the Regular Meeting of July 12th, 2021 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #929-2021, 96th Street Landing, LLC

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

Memorialize (Amended) Resolution # 924-2021 Berran

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

NEW BUSINESS

HEARING

#930-2021	Applicant's Name & Address:	Diane Fiocco 3647 Cesi Avenue New Smyrna Beach, FL 32168
	Owner's Name & Address:	Same
	Subject Property:	11021 Sunset Drive Stone Harbor, NJ 08247
	Block and Lot:	Bl: 110.05 Lot: 102

Jane Hoy, Esq. Spoke on behalf of the applicant, she asked for a continuance on this application due to some last minute design changes on the plans. Mr. Baldini explained this would be continued to the next regularly scheduled meeting on September 13th, 2021 at 6pm, and no further notices will be required.

HEARING

#928-2021

Applicant's Name & Address:	D & S Starbor LLC 218 Bush Lane Mahwah, NJ 07432
Owner's Name & Address:	Same
Subject Property:	150-84 th Street Stone Harbor, NJ 08247
Block and Lot:	B1: 83.02 Lots: 43 & 45

Jeffrey Barnes, Esp. spoke on behalf of the applicant and explained the nature of the application, the applicant wished to put a generator in the side yard setback of the property.

All Notices were given with respect to this hearing.

The following individuals were sworn in and testified on behalf of the applicant.

1. John Halbruner, Hyland Group 701 West Ave Ste 301 Ocean City NJ- Project Engineer
2. Dennis Gralla- Owner of D & S Starbor LLC, homeowner of project.

Mr. Gralla explained the reasons why he is requesting the generator.

Mr. Barnes moved the following Exhibits into evidence:

A1- Single photo of home

A2 (4 photos)

- 1- Google image of home
- 2- Photo of front of property
- 3- Right view of property
- 4- Left view of property, (proposed placement of generator)

Mr. Barnes explained that the generator will run one a week for 10 minutes on a scheduled time period. Mr. Gralla explained that he spoke to his neighbors to the right and left advising of this, specifically his neighbor's to the left where the generator will be placed, Laura & Dave Lacerda. Mr. Gralla explained that the placement of the generator was carefully considered and that generator could be placed in two other places on the property without needing a variance, however, those places would be louder and not ascertically pleasing.

Mr. Halbruner testified to the placement & the measurements of the generator, he explained that walked the site with the Gas Company, Mr. Poudrier & borough administrator and determined this place was the most practical placement of the generator. Mr. Poudrier was sworn and testified to the same.

Mr. Halbruner provided the decibels of the generator at 67 decibels while performing testing and 55-57 decibels during quiet mode.

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

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

Mr. Barnes gave his closing summation of the application.

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

The Board discussed the application. Chairman moved to vote on the C2 variance. Mr. Ross made a motion, seconded by Dr. McAllister that the Variances be granted. The motion was approved by roll call vote.

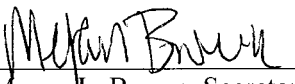
ROLL CALL VOTE
ZBA #928-2021

Mr. Ross	NAY
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mrs. Parzych	AYE
Mr. Lide	AYE
Martin Cahill	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 September 13th, 2021.

With there being no other business, upon a motion of Dr. McAllister, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 7:24 p.m.

Approved:

Attest: 
Megan L. Brown, Secretary

August 2nd, 2021