Regular Meeting

Zoning Board of Adjustment

October 4th, 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 Martin Cahill

Jack Gensemer

Bunny Parzych **Solicitor Present**

Mel Lide Paul Baldini, Esq.

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 of September 13th, 2021 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

**OLD BUSINESS**

Memorialize Resolution #930-2021 Diane Fiocco & 931-2021 114-118th St. LLC

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**

**#932-2021** Applicant’s Name & Address: Tom & Julie DeDonatis

345 Elm Avenue

Hershey, PA 17033

Owner’s Name & Address: Same

Subject Property: 329-92nd St.

Stone Harbor, NJ 08247

Block and Lot: Bl: 92.04 & Lots: 138

Keith Davis approached Board & asked that this hearing be pushed back to November since his architect had a family emergency and could not appear to discuss request for variance relief, the board approved request. Mr. Davis advised no further notices will be sent since adequate notice has already been sent.

**HEARING**

**#933-2021** Applicant’s Name & Address: John Dennison

PO Box 4391

Wilmington, DE 19807

Owner’s Name & Address: SH7MILE LLC

814 Greenwood Rd.

Wilmington, DE 19807

Subject Property: 400-104th Street

Stone Harbor, NJ 08247

Block and Lot: Bl: 103.06 Lot: 132

Keith Davis 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 was sworn in and testified on behalf of the Applicants:

1. Paul Kiss- Architect

2. John Dennison- Project Owner

3. John Martin- Neighbor

Mr. Kiss explained the plans. No exhibits were moved into evidence on behalf of the Applicants.

Chairman Caracciolo opened the hearing to the public.

Mr. Martin (3), neighbor of project spoke with questions regarding the fence between his property and Mr. Dennison’s property belong to Mr. Martin, he would like to know if that will be affected. He also had questions about the elevation plan, will construction affect the water flow on his property. Mr. Kiss answered Mr. Martin’s questions, and explained that all things are being completed via Borough Ordinance.

Chairman Caracciolo closed the hearing to the public

Mr. Baldini gave the Board a summation of the applicable legal standards as well as conditions of approval. Revisions to the plan and the deed restriction.

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 #933-2021**

Mr. Ross AYE

Mr. Gensemer AYE

Mrs. Parzych AYE

Mr. Lide AYE

Mr. Cahill AYE

Chairman Caracciolo AYE

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

**ROLL CALL VOTE**

**ZBA #933-2021**

Mr. Ross AYE

Mr. Gensemer AYE

Mrs. Parzych AYE

Mr. Lide AYE

Mr. 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 November 1st, 2021

With there being no other business, upon a motion of Mr. Ross, seconded by Mr. Gensemer and unanimously approved, the meeting was adjourned at 7:20 p.m.

Approved:

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

Megan Brown, Secretary

October 4th, 2021