

Regular Meeting
Zoning Board of Adjustment
November 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

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

Alternate Present

Marty Cahill

Solicitor Present

Paul Baldini, Esq.

Zoning Officer Present

Ray Poudrier

Secretary Present

Megan Brown

MINUTES

Upon a motion by Ms. Laughlin, seconded by Mr. Ross, that the minutes of the Regular Meeting of October 4th, 2021 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #933-2021 Dennison

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

#932-2021	Applicant's Name & Address:	Tom & Julie DeDonatis 345 Elm Avenue Hershey, PA 17033
	Owner's Name & Address:	Anthony Pagano Jr. Et Al Irr. Trust 25 Township Line Road Harleysville, PA 19438
	Subject Property:	329-92 nd Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 92.04 Lots: 138

Applicant requests variance for minimum side yard setback in connection with proposed development of a single family residence.

The following people were sworn in and testified.

1. Tom & Julie DeDonatis- Homeowner
2. Jack Smith- Architect
3. Tiffany Morrissey- Planner
4. Shaun Eisenhauer- Neighbor

Keith Davis represents the applicant, he explained the nature of the application and the proposed project.

Ms. Laughlin recused herself from this hearing.

All notices were given with respect to this hearing.

Keith explained that this application was on the October Agenda but could be heard and he has to ask to extend it to the November agenda. At that last meeting a neighbor, Shaun Eisenhauer was present and had concerns about the side yard setback. Keith & Mr. DeDonatis were able to settle his request at that time. So Keith explained that the setback has been changed from 5 foot setback to a 7 foot setback. This has been agreed to by all parties.

Exhibits A1- A8 were moved into evidence on behalf of the Applicants. A1-A5 are original plans that were submitted. Exhibits A6-A8 are revised exhibits.

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 Ms. Laughlin that the C1 variance be approved. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #934-2021

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

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

ROLL CALL VOTE
ZBA #932-2021

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	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 December 6th, 2021.

HEARING

#934-2021	Applicant's Name & Address:	Paolini Development Inc. 623 Conestoga Rd. Villanova, PA 19085
	Owner's Name & Address:	Same
	Subject Property:	311-83 rd Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 83.04 Lots: 124

Applicant request variance for lot coverage, side yard setback, building height with the proposed development of a single family residence.

Andrew Catanese represents the applicant, he gave an explanation of the proposed project. The following people were sworn in and testified.

1. Jack Smith- Architect
2. Raymond Poudrier- Zoning Officer
3. Mark Cunard- Neighbor
4. Susan Coppola- Neighbor
5. Anthony Polselli- Neighbor
6. Lisa Rhodes- Neighbor

The board discussed the application. Chairman Caracciolo opened the meeting to the public. Neighbor's 3-4 spoke in relation to the application.

Neighbors 1-4 all had the same reservations about storm water runoff. After hearing all the comments from the public, Chairman Caracciolo called Mr. Poudrier to the stand and asked that he explain the new lot grading ordinance. Mr. Poudrier explained that any new plans that come in for review must have a lot grading plan/storm water runoff that is reviewed by our borough engineer prior to any permits being issued, and that the new ordinance includes that that storm runoff will not affect neighboring properties.

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

ROLL CALL VOTE
ZBA #934-2021

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

Ms. Laughlin made a motion, seconded by Dr. McAllister that the D6 variance be approved. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #934-2021

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

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

With there being no other business, upon a motion of Mr. Gensemer, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 7:32 p.m.

Approved:

Attest: _____
Megan Brown, Secretary

November 1st, 2021