

Zoning Board of Adjustment  
Special Meeting  
January 31<sup>st</sup>, 2022

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 2022 in January 2021, and the schedule having been posted on the Municipal Clerk’s Bulletin Board.

**ROLL CALL**

**Members Present**

Bob Ross  
Jack Gensemer  
John McAllister  
Mel Lide  
Martin Cahill  
Angelo Caracciolo

**Alternate Present**

**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 December 6<sup>th</sup>, 2021 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

**ADMINISTRATIVE BUSINESS**

Upon a motion by Chairman Caracciolo, seconded by Mr. Ross that Paul Baldini, Esq. be appointed for Borough Solicitor for the Zoning Board of Adjustment for the year 2022. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Chairman Caracciolo, seconded by Mr. Ross, that Megan Brown be appointed secretary of the Zoning Board of Adjustment for the year 2022. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Dr. McAllister, seconded by Mr. Ross, that Angelo Caracciolo be appointed for Chairman of the Zoning Board of Adjustment for the year 2022. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Dr. McAllister, seconded by Mr. Gensemer, that Mr. Ross be appointed Vice-Chairman of the Zoning Board of Adjustment for the year 2022. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Chairman Caracciolo, seconded by Mr. Ross, that Megan Brown be appointed secretary of the Zoning Board of Adjustment for the year 2022. The motion to approve was carried unanimously by roll call vote.

Oaths of Office and Allegiance presented to Mel Lide and Martin Cahill for Zoning Board Members.

Upon a motion by Mr. Ross, seconded by Dr. McAllister that the Zoning Board Meeting dates for 2022, be approved. The motion to approve was carried unanimously by roll call vote.

**NEW BUSINESS**

**HEARING**

**#936-2021**

Applicant's Name & Address:	George & Janine Myers 10314 Fawcett Street Kensington, MD 18901
Owner's Name & Address:	Same
Subject Property:	10524 Corinthian Drive Stone Harbor, NJ 08247
Block and Lot:	Bl: 202 Lot: 19 & 20

Applicant seeks variance to conduct a partial demolition to the existing single family dwelling to complete renovations that include constructing a two story addition, raising the existing dock and pier, relocating a fence and expand the driveway to add two off street parking spaces. Jeffrey Barnes, Esq. represents the client.

Paul Baldini, Esq. advised that Jeffrey Barnes Esq. has requested an adjournment of this case due to illness and the inclement weather we received, both the applicant and the lawyer were not able to attend. He has requested an adjournment to our April 4<sup>th</sup> 2022 hearing. NO further notices will be required.

**HEARING**

**#921-2021- REMAND**

Applicant's Name & Address:	Keith & Pamela Pensabene 109 S. West Street Doylestown, PA 18901
Owner's Name & Address:	Same
Subject Property:	328-101 <sup>st</sup> Street Stone Harbor, NJ 08247
Block and Lot:	Bl: 131.01 Lot: 100.04

Paul Baldini, Esq. explained that the Court has remanded this case back to the Zoning Board of adjustment for a revoke on the account that the initial variances voted on were not clear from the transcript of our March 1<sup>st</sup>, 2021 meeting when this case was first heard.

Paul Baldini, Esq. explained the variances to the Board members and clearly stated that they would each be able to speak on this case indicating that they are all in understanding of what variances are being applied for and voted on. He explained the C1 Variance will include the lot area and depth and that the C2 variance would include the side yard setback and the maximum building coverage.

He explained that the Court is not requesting this to be reheard by the board, this is only a revote and there will be no testimony to hear and no exhibits to view. The Board discussed the variances and they all agreed to a revote.

Mr. Ross made a motion, seconded by Mr. Gensemer that the C1 Variances for Lot Area and Depth be granted. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**  
**ZBA #921-2021**

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Mr. Lide	AYE
Mr. Cahill	AYE
Chairman Caracciolo	AYE

Mr. Gensemer made a motion, seconded by Mr. Ross that the C2 Variances for Side Yard Setback, including the front deck, and Maximum Building coverage be granted. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**  
**ZBA #921-2021**

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	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 February 7<sup>th</sup>, 2022

The meeting was opened to the public for comments related to Zoning Board but not to this specific case, with no one coming forward with any questions or comments, the meeting was closed to the public.

With there being no other business, upon a motion of Dr. McAllister, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 7:03 p.m.