

Regular Meeting
Zoning Board of Adjustment
March 7th, 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 December 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
Tim Carney
Nick Guiffre
Angelo Caracciolo

Alternate Present

Mel Lide

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 February 7th, 2022 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #933A- 2021, Dennison

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

Memorialize Resolution #937-2021, Frick

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

#938-2022	Applicant's Name & Address:	Brooke Rogers Coldren 815 Via Lido Soud Newport Beach, CA 92663
	Owner's Name & Address:	Maclay- Rogers Family Ltd. Partnership 815 Via Lido Soud Newport Beach, CA 92663
	Subject Property:	10100 First Ave Stone Harbor, NJ 08247
	Block and Lot:	Bl: 101.01 Lots: 23.01, 24.01, 25.01, 26.01

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. Pamela Fine- Architect for project
2. Gary Thomas- Planner for project
3. Brooke Rodgers Coldren- Owner of project
4. Ray Poudrier- Zoning Officer

The following exhibits were moved into evidence on behalf of the Applicants.

1. A-1- 6 old photographs of home being used by family & friends
2. A-2- P1 plans for the dormer/garage renovation/ cabana
3. A-3- P2 plans for pergola
4. A-4- A-F current photos of home

Brooke Coldren explained how the home has been in her family since 1956, and she wishes to renovate the structure because she will never tear the home down since it has such sentimental value to her and her family. She showed the board all the old photographs of the home used by her grandfather, mother, and father, friends of the family that used to stay in the small garage apartment and the butler that also stayed in the apartment.

No one spoke for or against granting the application.

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. Lide made a motion, seconded by Mr. Ross that the confirmation of non-conformity be voted on. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #938-2022

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

Mr. Gensemer made a motion, seconded by Mr. Ross that the D2 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #938-2022

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

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

ROLL CALL VOTE

ZBA #938-2022

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

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

HEARING

#939-2022	Applicant's Name & Address:	Timothy & Jill 458 Notre Dame Drive Warrington, PA 18976
	Owner's Name & Address:	Same
	Subject Property:	305-84 th street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 84.03 Lot(s): 124.01 & 126.01

Jeffrey Barnes 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. Blaine Steinman- Architect
2. Barbara Allen Woolley-Dillon- Planner

No exhibits were moved into evidence on behalf of the Applicants.

No one spoke for or against granting the application.

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 Dr. McAllister that the C1 Variance be granted. The motion was approved by roll call vote.

ROLL CALL VOTE
ZBA #939-2022

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


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

The next regularly scheduled meeting will be on April 4th, 2022.

Chairman Caracciolo opened the meeting to the public for any issues not pertaining any specific cases.

With there being no other business, upon a motion of Mr. Gensemer, seconded by Dr. McAllister and unanimously approved, the meeting was adjourned at 8:53pm

Approved:

Attest: 
Megan Brown, Secretary

March 7th, 2022