

Regular Meeting
Zoning Board of Adjustment
April 4th, 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
Mel Lide
Martin Cahill
Angelo Caracciolo

Alternate Present

Tim Carney
Nick Giuffre

Solicitor Present

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

OLD BUSINESS

Memorialize Resolution #938-2022 Coldren

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 #939-2022 Coogan

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

#936-2021	Applicant’s Name & Address:	George & Janine Myers 10314 Fawcett St. Kensington, MD 20895
	Owner’s Name & Address:	Same
	Subject Property:	10524 Corinthian Dr. Stone Harbor, NJ 08247
	Block and Lot:	Bl: 202 Lots: 19 & 20

Jeffrey Barnes Esq. spoke on behalf of the applicant and spoke on behalf of the applicant and explained the nature of the application.

All notices were given with respect to this hearing.

The following individuals were sworn in and testified:

1. Mr. Myers- Owner of project/ Licensed Architect
2. Mr. Halbrunner- Engineer/ Architect

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

Chairman Caracciolo opened the meeting to the public.

Ray Poudrier was sworn in and testified, he discussed the flood plain management and discussed the elevation.

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

Mr. Teitler 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 C2 Variances for the front yard setback, grade elevation and the finished floor height be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #936-2021

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Lide	AYE
Mr. Cahill	AYE
Mr. Carney	AYE
Mr. Giuffre	AYE
Chairman Caracciolo	AYE

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

HEARING

#940-2022	Applicant’s Name & Address:	Joseph Maiale 909 Brushtown Rd Ambler, PA 19002
	Owner’s Name & Address:	Same
	Subject Property:	280-85 th Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 94.03 Lot: 109.02 & 111

Cory Gilman Esq. spoke on behalf of the applicant and spoke on behalf of the applicant and explained the nature of the application.

All notices were given with respect to this hearing.

The following individuals were sworn in and testified:

1. Georgette Maiale- Owner of project
2. Mr. Haryslak- Architect / Planner

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

Chairman Caracciolo opened the meeting to the public.

Ray Poudrier was sworn in and testified, he discussed the Impervious and semi-impervious materials and lot coverage.

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

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

The Board discussed the application. Mr. Gensemer made a motion, seconded by Mr. Ross that the C2 Variances for the side yard setback, rear yard setback for accessory structure & pool be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #940-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Mr. Lide	AYE
Mr. Cahill	AYE
Mr. Carney	AYE
Mr. Giuffre	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 May 2nd, 2022

With there being no other business, upon a motion of Mr. Ross seconded by Mr. Gensemer and unanimously approved, the meeting was adjourned at 7:52 p.m.

Approved:

Attest: Megan Brown
Megan Brown, ZBA Secretary

April 4th, 2022