

Regular Meeting
Zoning Board of Adjustment
May 16th, 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
Kat Laughlin
Angelo Caracciolo

Alternate Present

Timothy Carney
Nick Guiffre

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 April 4th, 2022 be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #936-2021, Myers

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 #940-2022, Maiale

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

ADMINISTRATIVE BUSINESS

Oaths of Office and Allegiance presented to Timothy Carney for Zoning Board Member.

Oaths of Office and Allegiance presented to Nick Guiffre for Zoning Board Member Alt I.

NEW BUSINESS

HEARING

#941-2022	Applicant's Name & Address:	Dominic & Allison Bisirri 69 Brown Avenue Bellmawr, NJ 08031
	Owner's Name & Address:	Same
	Subject Property:	404-98 th Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 96.04 Lots: 208 and 209

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

All notices were given with respect to this hearing.

The following individual(s) was sworn in and testified on behalf of the Applicants:

1. John Halbruner- NJ Licensed Planner
2. Dominic Bisirri- Project Owner
3. Blaine Steinman- Architect

The following Exhibits were moved into Evidence, A1-ABCD, photos of property.

Ray Poudrier was sworn in and testified, he discussed the new lot grading ordinance, and how the ordinance applies.

Chairman Caracciolo opened the meeting to the public.

The following individual(s) spoke regarding the Application.

1. Andrew Catanese, Esq. - spoke on behalf of Kevin & Lynn Zimmer homeowners at 406-98th street, neighboring property. The following Exhibits were moved into Evidence: Zimmer 1A and 1B.
2. Joseph Greisser- Homeowner at 9802 Corinthian Drive. Spoke in support of application for betterment, but also expressed concerns about water runoff onto his property.

Chairman Caracciolo closed the meeting to the public.

Jeffrey Barnes, Esq. gave his summation of 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 Ms. Laughlin that the C1 Variance for lot frontage be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #941-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

Mr. Gensemer made a motion, seconded by Mr. Ross that the C2 Variances for side yard setback and the lot grading be granted. The motion was approved by roll call vote.

ROLL CALL VOTE

ZBA #941-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mr. Carney	NAY
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

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

HEARING

#942-2022	Applicant's Name & Address:	John Atwood 284-102 nd Street Stone Harbor, NJ 08247
	Owner's Name & Address:	Same
	Subject Property:	240-102 nd Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 101.03 Lot: 97 & 99

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

Dr. McAllister recused himself from the hearing.

All notices were given with respect to this hearing.

The following individual(s) was sworn in and testified on behalf of the Applicants:

1. Carmen LaRosa- Architect
2. John Atwood- Project Owner

Chairman Caracciolo opened the meeting to the public.

The following individual(s) spoke regarding the Application.

1. Rick Wayne- Homeowner at 222 102nd Street; spoke in support of the project.
2. Bernadette Parzych- 9925 Sunset Drive; spoke against project.

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. Ross made a motion, seconded by Ms. Laughlin that the C2 bulk Variances be voted on. The motion was carried out by roll call vote.

ROLL CALL VOTE

ZBA #942-2022

Mr. Ross	NAY
Mr. Gensemer	AYE
Ms. Laughlin	NAY
Mr. Carney	NAY
Mr. Guiffre	NAY
Chairman Caracciolo	NAY

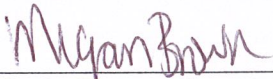
The Solicitor will prepare a memorializing resolution for adoption at the next regularly scheduled meeting.

The next regularly scheduled meeting will be on June 6th, 2022.

Chairman Caracciolo opened the meeting to the public for any non-case specific discussion.

With there being no other business, upon a motion of Mr. Gensemer, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 7:15 p.m.

Approved:

Attest: 
Megan Brown, Secretary

May 16th, 2022