

Regular Meeting
Zoning Board of Adjustment
July 11th, 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
Ms. Laughlin
Mr. Lide
Mr. Carney
Angelo Caracciolo

Alternate Present

Mr. Giuffre

Solicitor Present

Paul Baldini, Esq.

Zoning Officer Present

Raymond Poudrier

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Gensemer, seconded by Mr. Ross, that the minutes of the Regular Meeting of June 6th, 2022, be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #944-2022, **Petrick**

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 #945-2022, **Jackson**

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

#945-2022	Applicant’s Name & Address:	Patrick McMahon 240 West Second Avenue Columbus, OH 43201
	Owner’s Name & Address:	Same
	Subject Property:	8531 Third Avenue Stone Harbor, NJ 08247
	Block and Lot:	Bl: 84.04 Lot(s): 119.01 & 121.01

Lyndsy Newcomb, Esq. spoke on behalf of the applicant and explained the nature of the application. All notices were given with respect to this hearing. Mr. Ross recused himself from this hearing.

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

1. Donald Zacker- Architect
2. Todd Arsenault- Builder
3. Stacey McMahon- Project owner

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

Raymond Poudrier was sworn in and testified to the history of the application with the construction and zoning office.

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 to approve the C1 variance. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA # 945-2022

Mr. Gensemer	AYE
Ms. Laughlin	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

Mr. Gensemer made a motion, seconded by Ms. Laughlin to approve the C2 variance. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #945-2022

Mr. Gensemer	AYE
Ms. Laughlin	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE
Chairman Caracciolo	AYE

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

HEARING

#946-2022	Applicant’s Name & Address:	Donald Boyle Irr. Trust Judith Boyle, Trustee 147 Landis Way North Wilmington, DE 19083
	Owner’s Name & Address:	Same
	Subject Property:	216-98 th Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 97.03 Lot: 79 & 81

Cory Gilman, Esq. spoke on behalf of the applicant 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. Jerry Blackman- Project Planner
2. Judith Boyle- Project Owner
3. Sam Wierman- Resident in favor of project

No exhibits were moved into evidence on behalf of the Applicants. 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 to approve the C2 variance. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #946-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Ms. Laughlin	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Giuffre	AYE
Chairman Caracciolo	AYE

Mr. Gensemer made a motion, followed by Ms. Laughlin, to approve the D2 variance. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #946-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Ms. Laughlin	AYE
Mr. Lide	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.

Chairman Caracciolo opened the meeting to the public for any zoning board comments not specific to the heard cases.

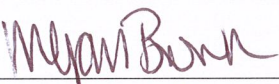
Raymond Poudrier, Zoning Officer stepped up and recommended we discuss the Escrow fees collected to include an engineer review of zoning board cases, when needed. All members agreed.

Chairman closed the meeting to the public

With there being no other business, upon a motion of Mr. Gensemer, seconded by Mr. Ross and unanimously approved, the meeting was adjourned at 7:30 p.m.

The next regularly scheduled meeting will be on August 1st, 2022.

Approved:

Attest: 
Megan Brown, Secretary

July 11th, 2022