

Regular Meeting
Zoning Board of Adjustment
August 1st, 2022

Bob Ross 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
Mel Lide
Tim Carney

Alternate Present

Nick Guiffre

Solicitor Present

Paul Baldini, Esq.

Secretary Present

Megan Brown

MINUTES

Upon a motion by Mr. Gensemer, seconded by Ms. Laughlin, that the minutes of the Regular Meeting of July 11th, 2022, be approved. The motion to approve the minutes was carried unanimously on a roll call vote.

OLD BUSINESS

Memorialize Resolution #945-2022- McMahan

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

Memorialize Resolution #946-2022 Boyle

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

NEW BUSINESS

HEARING- APPEAL

#947-2022	Applicant’s Name & Address:	Robert Day & Trude Haecker 916 Waldon Lane Bryn Mawr, PA 19010
	Owner’s Name & Address:	Same
	Subject Property:	110-113 th Street Stone Harbor, NJ 08247
	Block and Lot:	Bl: 112.02 Lot(s): 25 & 27

Paul Baldini Esq. explained that this is an appeal hearing that has been ongoing awaiting revisions to plans. Andrew Catanese, Esq. has asked for a postponement to the next zoning board meeting, September 12th, 2002, unless the matter can be resolved subsequent to receiving revised plans that are conforming with the ordinance. All Board members agreed. No further advertising or notice is needed.

HEARING

#948-2022

Applicant's Name & Address:	Gordon & Janis Oeschger 124 Palsgrove Way Chester Springs, PA 19425
Owner's Name & Address:	Same
Subject Property:	234-111 th Street Stone Harbor, NJ 08247
Block and Lot:	Bl: 110.03 Lot: 35 & 37

Jane Hoy Esq. explained the nature of the hearing, applicant wishes to remove the existing dwelling, and construct a new conforming single-family home, with the exception parking.

The following people were sworn in and testified:

1. Gordon Oeschger- Project Owner
2. Pamela Fine- Architect
3. Terri Ziyad- Neighbor behind project- 34 Stone Court

The following exhibits were moved into evidence

1. P1 & P2- Architectural plans
2. A-1 (A/B/C/D) Photos of existing home at different angles.

Ms. Laughlin asked Mrs. Fine if the year built on the record of 1967 is accurate, Mrs. Fine confirmed that date is accurate.

Mr. Ross opened the meeting to the public, Mrs. Ziyad approached.

Mrs. Ziyad expressed concern about the light, air, and space, she asked if the architecture could be changed to include a hipped roof, opposed to a gable. Mrs. Ziyad also mentioned the bay windows in the rear of the home and asked if they were within the fire code. Mrs. Ziyad also mentioned the fence on the property, she asked that the fence be brought into conformance.

Mrs. Fine replied to Mrs. Ziyad requests indicating that they will amend the roof to a hipped roof as a condition of approval, and the fence will be brought into conformity, also as a condition of approval. Revised plans will be submitted to the construction office for review.

Mr. Baldini replied to Mrs. Ziyad's concern regarding the bay windows and expressed that fire code issues are taken up with code official, and not something that is addressed by Zoning Board.

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

Mr. Ross closed the hearing to the Applicants and the public.

The Board discussed the variance needed; it was determined that they should vote on the existing non-conformities. Mr. Gensemer made a motion, seconded by Ms. Laughlin that the existing non-conformity be voted on. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #948-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE

Mr. Gensemer made a motion, seconded by Ms. Laughlin that the C1 variance for the parking space be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #948-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE

Mr. Gensemer made a motion, seconded by Ms. Laughlin that the C1 variance for the parking space be granted. The motion was approved unanimously by roll call vote.


ROLL CALL VOTE
ZBA #948-2022

Mr. Ross	AYE
Mr. Gensemer	AYE
Dr. McAllister	AYE
Ms. Laughlin	AYE
Mr. Lide	AYE
Mr. Carney	AYE
Mr. Guiffre	AYE

The solicitor will prepare a resolution to be memorialized at the next regularly scheduled meeting. The next regularly scheduled meeting will be on September 12th, 2022.

Mr. Ross opened the meeting to public comment for any zoning board issues not relative to these hearings. No public comments were made.

With there being no other business, upon a motion of Mr. Gensemer, seconded by Ms. Laughlin and unanimously approved, the meeting was adjourned at 6:47p.m.

Approved:
Attest: 
Megan Brown, Secretary

August 1st, 2022