

Regular Meeting  
Zoning Board of Adjustment  
January 8, 2010

William W. Cathcart called the Regular Meeting of the Stone Harbor Board of Adjustment to order at 7:00 p.m. He stated that all requirements of the “Open Public Meetings Act of 1975” had been met, the Press of Atlantic City having been notified of the Board’s schedule for 2010 in December 2009, and the schedule having been posted on the Municipal Clerk’s Bulletin Board.

ROLL CALL

Members Present

William W. Cathcart  
Angelo Caracciolo  
Carl Wannan  
J. Craig Otton  
Stanley Moore  
Peter Tribulski

Alternate Present

Greg Szetela

Alternate Absent

Alan Kaplan

Solicitor Present

Tom Hillegass, Esquire

Members Absent

Amy Giulian

Secretary

Carrie Bosacco

MINUTES:

Upon a motion by Mr. Tribulski, seconded by Mr. Caracciolo, that the minutes of the Regular Meeting on December 4, 2009 be approved. The motion to approve the minutes was carried unanimously on a voice vote.

OLD BUSINESS

Memorializing of Resolution #772-2009, Madison

Upon a motion by Mr. Caracciolo, seconded by Mr. Szetela that the resolution be adopted. The motion carried unanimously on a roll call vote.

Memorializing Resolution #773-2009, Mandler

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

ADMINISTRATIVE BUSINESS

Upon a motion by Mr. Wannan, seconded by Mr. Caracciolo, that William W. Cathcart be appointed to Chairman of the Zoning Board of Adjustment for the year 2010. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Mr. Caracciolo, seconded by Mr. Wannan, that Peter Tribulski be appointed Vice-Chairman of the Zoning Board of Adjustment for the year 2010. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Mr. Wannan, seconded by Mr. Caracciolo, that Monzo Catanese be appointed solicitors for Zoning Board of Adjustment for the year 2010, subject to final review by the Borough of the written contract. The motion to approve was carried unanimously by roll call vote.

Upon a motion by Mr. Wannan, seconded by Mr. Caracciolo, that Carrie Bosacco be appointed secretary of the Zoning Board of Adjustment for the year 2010. The motion to approve was carried unanimously by roll call vote.

## NEW BUSINESS

### HEARING

#771-2009	Owner's Name & Address:	Eugene F. Mitchell 632 Overhill Road Ardmore, PA 19003
	Applicant's Name & Address:	Same
	Subject property street address:	8707 Sunset Drive Stone Harbor, NJ 08247
	Block & Lots:	Block: 86.05 Lot: 144

Applicant seeks variances for lot coverage, lot frontage, side yard setback, rear yard setback, minimum floor area, setback to established bulkhead line and occupied area.

All required notices were given with respect to this hearing.

Louis C. Dwyer, Jr., Esquire appeared on behalf of the Applicant and explained the nature of the application.

The following individuals were sworn in and testified:

1. Eugene F. Mitchell, Owner of the property

The following exhibits were submitted and moved into evidence:

- A-1. Proposed Site Plan prepared by RHC Design, LLC (06/23/2009).
- A-2. Aerial photo of the subject property and surrounding properties.
- O-1. Photograph supplied by the adjacent neighbor of the Applicant.
- O-2. Photograph supplied by the adjacent neighbor of the Applicant looking West over the inland waterway.

Mary Darcy Bitner, Attorney, South Seaville, New Jersey representing Amber and David Trevison, neighbors of the Applicant spoke in regards to the application.

No one spoke in opposition.

Mr. Dwyer gave his closing statement. Chairman Cathcart closed the hearing to the applicants and the public.

Mr. Hillegass gave the board a summation of the applicable legal standards.

The Board discussed the application. Mr. Tribulski made a motion, seconded by Mr. Otton that a C-1 variance be granted. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**

ZBA #771-2009

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Moore	AYE
Mr. Wannan	AYE
Mr. Otton	AYE
Mr. Tribulski	AYE
Mr. Szetela	AYE

The Solicitor will prepare a memorializing resolution for adoption when the revisions to the plans are met.

**HEARING**

#774-2010	Applicants' Name & Address:	Bruce R. Young P.O. Box 33 Saylorsburg, PA 18353
	Owners' Name & Address:	Same
	Subject property street address:	5 109th Street Stone Harbor, NJ 08247
	Block & Lots:	Block: 109.01 Lot: 12.02 and 14.01

Applicant is seeking variances for occupied area and lot coverage.

All required notices were given with respect to this hearing.

Jane M. Hoy, Esquire appeared on behalf of the Applicant and explained the nature of the application.

The following individuals were sworn in and testified:

1. Bruce R. Young, owner of the property.
2. J.W. Pederson, Architect.

The following exhibits were submitted and moved into evidence:

- A-1. Survey Affidavit of prior owner dated 11/27/2000 with Survey prepared by Thomas, Amey, Shaw, Inc. dated 10/01/1999.
- A-2. Survey prepared by Dante Guzzi dated 08/06/2009.
- A-3. Site Plan and handicapped upgrades for the property prepared by J.W. Pederson, Architect, dated 10/23/2009.
- A-4. Picture of subject property from street view
- A-5. Picture of subject property from an easterly side view.
- A-6. Aerial view of the subject property.

No members of the public spoke in favor or against granting the application.

Mrs. Hoy gave her closing statement. Chairman Cathcart closed the hearing to the applicant and the public.

Mr. Hillegass gave the board a summation of the applicable legal standards

The Board discussed the application. Mr. Caracciolo, made a motion, seconded by Mr. Otton that a C-1 variance be granted. The motion was approved unanimously by roll call vote.

**ROLL CALL VOTE**  
ZBA #774-2010

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Moore	AYE
Mr. Wannan	AYE
Mr. Otton	AYE
Mr. Tribulski	AYE
Mr. Szetela	AYE

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

The next regularly scheduled meeting will be on February 5, 2010.

With there being no other business, upon a motion of Mr. Caracciolo, seconded by Mr. Szetela, and unanimously approved, the meeting was adjourned at 9:11 p.m.

Approved:

Attest: \_\_\_\_\_  
Carrie Bosacco, Secretary

January 8, 2010