Regular Meeting Zoning Board of Adjustment March 9, 2012

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 2011 in December 2010, and the schedule having been posted on the Municipal Clerk's Bulletin Board.

ROLL CALL	Members Present	Alternate Present
	William W. Cathcart	Mia Donnell

William W. Cathcart

Mel Lide

J. Craig Otton

Gregory Szetela Thomas Hillegass, Esquire

Solicitor Present

Members AbsentSecretaryAngelo CaraccioloCarrie Bosacco

Alan Kaplan Peter Tribulski

#### **MINUTES**

Upon a motion by Mr. Otton, seconded by Ms. Donnell, that the minutes of the Regular Meeting on January 13, 2012 be approved. The motion to approve the minutes was carried unanimously on a voice vote.

#### **OLD BUSINESS**

Memorializing of Resolution #798-2012, Estel

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

Memorializing Resolution #2012-001, Monzo Catanese Law Firm Upon a motion by Mr. Lide, seconded my Mr. Szetela that the resolution be adopted. The motion carried unanimously by roll call vote.

## ADMINISTRATIVE BUSINESS

Upon a motion by Ms. Donnell, seconded by Mr. Otton, that Carrie Bosacco be appointed secretary of the Zoning Board of Adjustment for the year 2012. The motion to approve was carried unanimously by voice vote.

### **NEW BUSINESS**

### <u>HEARING</u>

#799-2012 Owner's Name & Address: Harbour View, a

Condominium Assoc., Inc.

8811 Third Avenue Stone Harbor, NJ 08247

Applicant's Name & Address: Same

Subject property street address: Same

Block & Lots: Block: 88.4 Lots: 120 and 122

Applicant seeks use variance for the expansion of a non-conforming use to permit the construction of a new stairway to replace an existing stairway.

All required notices were given with respect to this hearing.

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

The following individuals were sworn in and testified on behalf of the Applicant:

- 1. Michael J. McCabe, Condominium President
- 2. Carmen J. LaRosa, R.A., P.P.

The following exhibits were submitted and moved into evidence on behalf of the applicant:

- A-1 Series of Six photographs depicting the steps
- A-2 Picture of the original structure
- A-3 Photograph of the existing stairs
- A-4 Stair reconstruction plans prepared by Carmen J. LaRosa, R.A., P.P.

No one spoke for or against granting the application.

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. Lide, made a motion, seconded by Mr. Szetela that D-2 variance be granted. The motion was approved unanimously by roll call vote.

# ROLL CALL VOTE ZBA #799-2012

Chairman Cathcart	AYE
Mr. Lide	AYE
Mr. Otton	AYE
Mr. Szetela	AYE
Ms. Donnell	AYE

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

#### **HEARING**

#795-2011 Owner's Name & Address: New Cingular Wireless PCS,

LLC

1125 Atlantic Avenue Atlantic City, NJ 08401

Applicant's Name & Address: Hall Harbor Condominiums

351 96th Street

Stone Harbor, NJ 08247

Subject property street address: 351 96th Street

Stone Harbor, NJ 08247

Block & Lots: Block: 96.04 Lots: 154

Applicants are seeking height limit variance. Warren O. Stilwell, Esquire represents the Applicants.

This application was not heard at this time and is rescheduled for our next meeting on April 13, 2012.

With there being no other business, upon a motion of Ms. Donnell, seconded by Mr. Szetela, and unanimously approved, the meeting was adjourned at 7:32 p.m.

Approved:	
Attest:	
Carrie Bosa	cco, Secretary
March 9, 2012	