

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
Stanley Moore
J. Craig Otton

Alternate Present

Greg Szetela

Alternate Absent

Alan Kaplan

Members Absent

Peter Tribulski
Amy Giulian

Solicitor Present

Andrew Catanese, Esquire

Secretary

Carrie Bosacco

MINUTES

Upon a motion by Mr. Caracciolo, seconded by Mr. Moore, that the minutes of the Regular Meeting on January 8, 2010 be approved. The motion to approve the minutes was carried unanimously by roll call vote.

ADMINISTRATIVE BUSINESS

Upon motion by Mr. Caracciolo, seconded by Mr. Otton, that the Zoning Board of Adjustment Application Packet be approved. The motion to approve the application was carried unanimously by voice vote.

OLD BUSINESS

Memorializing of Resolution #2010-001, Monzo Catanese Law Firm

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

Memorializing Resolution #774-2010, Young

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

NEW BUSINESS

HEARING

#776-2010 Owner's Name & Address: Jeff Jordan, Therese Cleary,
Sean Murphy and Eileen
Cleary
c/o Jeff Jordan
12707 Split Creek Court
North Potomac, MD 20788

Applicant's Name & Address: Same

Subject property street address: 323 88th Street
Stone Harbor, NJ 08247

Block & Lots: Block: 88.04 Lots: 126 and
128.01

Applicant seeks variances for C-1, lot area, lot frontage and side yard setback.

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. Sean Murphy
2. William Haryslak

No one spoke for or against the application.

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

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

The Board discussed the application. Applicant withdrew the C-1 variance. Mr. Caracciolo made a motion, seconded by Mr. Moore that a C-2 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #776-2010

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Moore	AYE

ROLL CALL VOTE
ZBA #775-2010

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

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

HEARING

#777-2010	Applicants' Name & Address:	Joseph J. Ragonese and Joan A. McLaughlin 152 D Street SE Washington, D.C. 20003
	Owners' Name & Address:	Same
	Subject property street address:	2 88 th Street Stone Harbor, NJ 08247
	Block & Lots:	Block: 87.01 Lots: 13.01, 15.01 and 17.01

Applicant is seeking variances for C-1 and side yard setback.

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. Joseph Ragonese
2. Mark Asher

The following exhibits were submitted and moved into evidence:

- A-1. Original construction plans approved by Zoning Office.
- A-2. Variance Plans (Mark Asher) 1/14/10
- A-3 to A-7. Photographs

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. Catanese 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 denied unanimously by roll call vote.

ROLL CALL VOTE

ZBA #777-2010

Chairman Cathcart	NAY
Mr. Caracciolo	NAY
Mr. Moore	NAY
Mr. Otton	NAY
Mr. Szetela	NAY

Mr. Caracciolo, made a motion, seconded by Mr. Moore that a C-2 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE

ZBA #777-2010

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

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

HEARING

#778-2010	Applicants' Name & Address:	William and Charlotte Lansinger 253 110 th Street Stone Harbor, NJ 08247
	Owners' Name & Address:	Same
	Subject property street address:	253 110 th Street Stone Harbor, NJ 08247
	Block & Lot:	Block: 110.31 Lot: 80.01

Applicant is seeking variances for C-1, lot area and front yard setback.

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. William Lansinger
2. Gary Thomas

The following exhibits were submitted and moved into evidence:

- A-1 to A-9. Photographs of property and surrounding area
- A-10. Variance Plan by Thomas Amey Shaw (1/18/10).

One member of the public spoke in favor of the granting the application. No one spoke in opposition.

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

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

The Board discussed the application. Applicant withdrew the C-1 variance. Mr. Caracciolo, made a motion, seconded by Mr. Moore that a C-2 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #778-2010

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Moore	AYE
Mr. Otton	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 April 9, 2010.

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

Approved:

Attest: _____
Carrie Bosacco, Secretary

March 12, 2010