

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
Amy Giulian
Stanley Moore
J. Craig Otton

Alternates Present

Greg Szetela
Alan Kaplan

Solicitor Present

Andrew Catanese

Members Absent

Peter Tribulski
Angelo Caracciolo

Secretary

Kate Slyne

MINUTES

Upon a motion by Mr. Kaplan, seconded by Mr. Szetela, that the minutes of the Regular Meeting on March 12, 2010 be approved. The motion to approve the minutes was carried unanimously by voice vote.

OLD BUSINESS

Memorializing of Resolution #775-2010, 35689 Associates, LLC

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

Memorializing Resolution #776-2010, Jordan

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

Memorializing Resolution #777-2010, Ragonese/McLaughlin

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

Memorializing Resolution #778-2010, Lansinger

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

NEW BUSINESS

HEARING

#779-2010	Owner's Name & Address:	Penn Stone LLC 118 Huntington Avenue Boston, MA 02116
	Applicant's Name & Address:	Same
	Subject property street address:	8801 Pennsylvania Avenue Stone Harbor, NJ 08247
	Block & Lots:	Block: 88.21 Lots: 67.02, 68.02, 69.02 and 70.02

Applicant seeks variances for lot frontage, front yard setback and interpretation of Zoning Map or Ordinance.

All required notices were given with respect to this hearing.

Vincent L. Lamanna, Jr., Esquire appeared on behalf of the Applicant and explained the nature of the application.

The following individuals were sworn in and testified:

1. Diane Rosenberg, Owner
2. William Haryslak, Architect

The following exhibits were submitted and moved into evidence:

- P-1. Drawing dated 4/14/09 by William A. Haryslak and Associates Architects, PC
- Zoning Plan dated 3/25/10 prepared by Stone Harbor Surveyors

One member spoke in favor of granting the application.

Mr. Lamanna 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. Mr. Kaplan made a motion, seconded by Mr. Moore that interpretation be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #779-2010

Chairman Cathcart	AYE
Ms. Giulian	AYE
Mr. Moore	AYE
Mr. Otton	AYE
Mr. Szetela	AYE
Mr. Kaplan	AYE

Mr. Otton made a motion, seconded by Mr. Moore that C-1 Variance be granted. The motion was denied unanimously by roll call vote.

ROLL CALL VOTE
ZBA #779-2010

Chairman Cathcart	NAY
Ms. Giulian	NAY
Mr. Moore	NAY
Mr. Otton	NAY
Mr. Szetela	NAY
Mr. Kaplan	NAY

Mr. Kaplan made a motion, seconded by Mr. Otton that Broad C be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #779-2010

Chairman Cathcart	AYE
Ms. Giulian	AYE
Mr. Moore	AYE
Mr. Otton	AYE
Mr. Szetela	AYE
Mr. Kaplan	AYE

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

HEARING

#780-2010	Applicants' Name & Address:	Robert & Judith Celli 782 Clovelly Lane Devon, PA 19333
	Owners' Name & Address:	Same
	Subject property street address:	275/277 94th Street Stone Harbor, NJ 08247

Block & Lots:

Block: 94.03 Lots: 108 and
110

Applicant is seeking variances for side yard setback, occupied area and density of population and height regulations.

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 application is continued until the next scheduled meeting on June 11, 2010.

With there being no other business, upon a motion of Mr. Szetela, seconded by Ms. Giulian, and unanimously approved, the meeting was adjourned at 9:39 p.m.

Approved:

Attest: _____

Carrie Bosacco, Secretary

May 14, 2010