

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

William W. Cathcart  
Angelo Caracciolo  
Stanley Moore  
Alan Kaplan  
Gregory Szetela

Alternate Present

Mel Lide

Solicitor Present

Andrew Catanese, Esquire

Secretary

Carrie Bosacco

Members Absent

J. Craig Otton  
Peter Tribulski

MINUTES

Upon a motion by Mr. Kaplan, seconded by Mr. Szetela, that the minutes, with corrections, of the Regular Meeting on May 13, 2011 be approved. The motion to approve the minutes was carried unanimously on a voice vote.

NEW BUSINESS

HEARING (Cont)

#791-2010	Applicant's Name & Address:	The Tanner Corporation 9614 Third Avenue Stone Harbor, NJ 08247
	Owner's Name & Address:	Same
	Subject property street address:	9700 Second Avenue Stone Harbor, NJ 08247
	Block & Lots:	Block: 97.02 Lots: 60, 62, 64, 66, 68 and 70

Applicants are seeking variances for front yard setback, side yard setback, rear yard setback, lot coverage, building height, building coverage, and occupied area, parking and use variances.

This application was not heard and the applicant will have to renotice and readvertise.

HEARING

#792-2010	Applicant's Name & Address:	Fred's Tavern & Liquor Store, Inc. 314 96th Street Stone Harbor, NJ 08247
	Owner's Name & Address:	AWH, LLC 11601 Paradise Drive Stone Harbor, NJ 08247
	Subject property street address:	314 96th Street Stone Harbor, NJ 08247
	Block & Lots:	Block: 95.04 Lots: 130, 132.01, 132.02, 134, 136, 214.02, 215, 216, 217, 218, 219, 220.01, 220.02, 221 and 222

Applicants are seeking variances for outdoor dining and site plan approval.

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. Thomas Hand
2. Cynthia Chemrys, P.E., P.P.

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

- A-1 Site Plan, Stone Harbor Surveyors, 4/25/05
- A-2 Building Elevations
- A-3 Floor Plans
- A-4 Photographs of proposed outdoor dining area
- A-5 and A-6 Photographs of the subject property

Two members of the public spoke in favor of granting the application.

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. Moore that conditional use with associated D variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE  
ZBA #792-2011

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Moore	AYE
Mr. Szetela	AYE
Mr. Lide	AYE

Mr. Kaplan made a motion, seconded by Mr. Szetela that the approval of site plan be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE  
ZBA #792-2011

Chairman Cathcart	AYE
Mr. Caracciolo	AYE
Mr. Kaplan	AYE
Mr. Moore	AYE
Mr. Szetela	AYE
Mr. Lide	AYE

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

The next regularly scheduled meeting will be on July 8, 2011.

With there being no other business, upon a motion of Mr. Szetela, seconded by Mr. Kaplan, and unanimously approved, the meeting was adjourned at 8:03 p.m.

Approved:

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

June 10, 2011