

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
Peter Tribulski

Alternate Present

Greg Szetela
Alan Kaplan

Solicitor Present

Andrew Catanese, Esquire

Members Absent

Amy Giulian

Secretary

Carrie Bosacco

MINUTES

Upon a motion by Mr. Kaplan, seconded by Mr. Szetela, that the minutes of the Regular Meeting on May 14, 2010 be approved. The motion to approve the minutes was carried unanimously by roll call vote.

OLD BUSINESS

Memorializing of Resolution #779-2010, Penn Stone LLC

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

Memorializing Resolution #771-2010, Mitchell with Associated Plans, Deed Restriction and Survey.

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

NEW BUSINESS

HEARING (Cont.)

#780-2010 Applicants' Name & Address: Robert and Judith Celli
782 Clovelly Lane
Devon, PA 19333

Owners' Name & Address: Same

Subject property street address: 275/277 94th Street

Block & Lots:

Block: 94.03 Lots: 108 and
110

Applicant is seeking variances for occupied area, side yard setback, 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 following individuals were sworn in and testified:

1. Robert and Judith Celli
2. Carmen LaRosa, R.A., P.P.

The following exhibits were submitted and moved into evidence:

- A-1: Survey (Stone Harbor Surveyors)
- A-2: Correspondence - Wawa Markets to Cory Gilman, Esq.
- A-3: Plans by Carmen LaRosa
- A-4: Corrected Zoning Schedule
- A-5: Existing Conditions (Plans)
- A-6: Aerial photograph of site and surround area
- A-7: Revised Plans by Carmen LaRosa (Rev. 5/24/10) 2pp
- B-1/B-2: Acknowledgements

Three members of the public spoke in favor of 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. Mr. Caracciolo, made a motion, seconded by Mr. Kaplan that a C-1 variance be granted. The motion was approved unanimously by roll call vote.

ZBA #780-2010

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

Mr. Tribulski AYE

The Applicant withdrew the C-2 variance.

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

HEARING

#781-2010	Applicants' Name & Address:	9101, L.P. c/o Christopher G.W. Hale 109 Allison Way Hollidaysburg, PA 16648
	Owners' Name & Address:	Same
	Subject property street address:	9101 Second Avenue Stone Harbor, NJ 08247
	Block & Lot:	Block: 91.03 Lot: 75, 76, 77 and 78

Applicant is seeking variances for front yard 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 following individuals were sworn in and testified:

1. Christopher Hale
2. Mark Asher, R.A.

The following exhibits were submitted and moved into evidence:

A-1: Plans by Mark Asher, R.A

Three members 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. Kaplan that a C-2 variance be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE
ZBA #781-2010

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

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

The next regularly scheduled meeting will be on July 9, 2010.

With there being no other business, upon a motion of Mr. Kaplan, seconded by Mr. Caracciolo, and unanimously approved, the meeting was adjourned at 8:15 p.m.

Approved:

Attest: _____
Carrie Bosacco, Secretary

August 13, 2010