

AMENDED

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
Craig Otton
Stanley Moore
Peter Tribulski
Alan Kaplan

Alternate Present

Mel Lide

Alternate Absent

Amy Giulian

Members Absent

Angelo Caracciolo
Greg Szetela

Solicitor Present

Andrew Catanese, Esquire

Secretary

Carrie Bosacco

MINUTES

Upon a motion by Mr. Kaplan, seconded by Mr. Otton, that the minutes of the Regular Meeting on August 13, 2010 be approved. The motion to approve the minutes was carried unanimously by voice vote.

OLD BUSINESS

Memorializing of Resolution #782-2010, MMRR, LLC

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

Memorializing Resolution #783-2010, Godlewski

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

NEW BUSINESS

HEARING

#784-2010

Applicants’ Name & Address:

John Ferraioli
3 Patriot Way
Flourtown, PA 19031

Owners' Name & Address: Same
Subject property street address: 261 105th Street
Stone Harbor, NJ 08247
Block & Lots: Block: 105.31 Lots: 117.02
and 119

Applicant is seeking variances for lot area, lot frontage, occupied area, side and rear yard setbacks.

All required notices were given with respect to this hearing.

Cory J. Gilman, Esquire appeared on behalf of the Applicants and explained the nature of the application.

The following individuals were sworn in and testified:

1. William Haryslak, R.A.
2. John Ferraioli, property owner

No persons spoke for or against the application.

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

ZBA #784-2010

Chairman Cathcart	AYE
Mr. Tribulski	AYE
Mr. Moore	AYE
Mr. Otton	AYE
Mr. Kaplan	AYE
Mr. Lide	AYE

Mr. Tribulski made a motion, seconded by Mr. Otton that a C-1 variance be granted. The motion was approved unanimously by roll call vote.

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

Mr. Lide

AYE

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

HEARING

#785-2010 Applicants' Name & Address: 167 97th Street Condominium
Association
167 97th Street Units A & B
Stone Harbor, NJ 08247

 Owners' Name & Address: 1. Jane Zimmerman Ruffin
915 Arlington Road
York, PA 17403
2. Robert & Joanne Ratay
10842 Santa Clara Drive
Fairfax, VA 22030
3. Renee Ratay
4324 Excelsior Place
Fairfax, VA 22030

 Subject property street address: 167 97th Street
Stone Harbor, NJ 08247

 Block & Lot: Block: 97.02 Lots: 56.01,
56.02 and 58

Applicant is seeking variances for occupied area, lot coverage and side yard setbacks.

Mr. Craig Otton recused himself from case #785-2010 due to potential business conflict.

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:

1. Jane Zimmerman Ruffin
2. Paul Kiss, A.I.A.

The following exhibits were submitted and moved into evidence:

- A-1: Proposed Plans by Paul Kiss identified as VS-1 (7/1/10)
- A-2: Photographs of the subject site identified as VS-2 (7/1/10)

No persons spoke for or against 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. Kaplan, 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 #785-2010

Chairman Cathcart	AYE
Mr. Tribulski	AYE
Mr. Moore	AYE
Mr. Kaplan	AYE
Mr. Lide	AYE

Mr. Tribulski made a motion, seconded by Mr. Moore that a C-1 variance be granted. The motion was approved by roll call vote.

Chairman Cathcart	NAY
Mr. Tribulski	AYE
Mr. Moore	AYE
Mr. Kaplan	NAY
Mr. Lide	AYE

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

The next regularly scheduled meeting will be on October 1, 2010.

With there being no other business, upon a motion of Mr. Kaplan, seconded by Mr. Moore, and unanimously approved, the meeting was adjourned at 8:25 p.m.

Approved:

Attest: _____
Carrie Bosacco, Secretary

September 10, 2010