

Regular Meeting  
Zoning Board of Adjustment  
October 1, 2010

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  
Greg Szetela

Alternate Present

Mel Lide

Alternate Absent

Amy Giulian

Solicitor Present

Thomas Hillegas, Esquire

Member Absent

Angelo Caracciolo

Secretary

Carrie Bosacco

MINUTES

Mr. Kaplan made a motion, seconded by Mr. Lide, that the minutes of the Regular Meeting on September 10, 2010 with amendments be approved. The motion to approve the amended minutes was carried unanimously by voice vote.

OLD BUSINESS

Memorializing of Resolution #784-2010, Ferraioli

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 #785-2010, 167 97th St

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

#786-2010

Applicants' Name & Address:

MMRR, LLC  
1200 Gulph Creek Drive  
Wayne, PA 19087

Owners' Name & Address: Penny Investments  
603 Kresson Road  
Cherry Hill, NJ 08034

Subject property street address: 269 83rd Street  
Stone Harbor, NJ 08247

Block & Lots: Block: 83.03 Lots: 104.02 and  
106

Applicants are seeking variances for lot area, lot frontage, side yard setbacks and fence height.

All required notices were given with respect to this hearing.

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

The following individuals were sworn in and testified:

1. Ronald A. Robertson
2. Donald Zacker, Architect

The following exhibits were submitted and moved into evidence:

- A-1. Photograph of the existing property.

No one spoke in favor of or in opposition to the application.

Mr. Lamanna gave his closing statement. Chairman Cathcart closed the hearing to the applicant and the public.

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

The Board discussed the application. 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.

ZBA #786-2010

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

Mr. Kaplan made a motion, seconded by Mr. Szetela that a C-2 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
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 November 12, 2010.

With there being no other business, upon a motion of Mr. Kaplan, seconded by Mr. Szetela, and unanimously approved, the meeting was adjourned at 7:48 p.m.

Approved:

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

October 1, 2010