

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.

<u>ROLL CALL</u>	<u>Members Present</u> William W. Cathcart Stanley Moore J. Craig Otton Alan Kaplan Greg Szetela	<u>Alternates Present</u> Mel Lide
	<u>Member Absent</u> Peter Tribulski Angelo Caracciolo	<u>Solicitor Present</u> Andrew Catanese
		<u>Secretary Present</u> Carrie Bosacco

MINUTES

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

2011 MEETING DATES

Upon a motion by Mr. Moore, seconded by Mr. Kaplan, that the proposed meeting schedule be approved. The motion to approve the schedule was carried unanimously by voice vote.

NEW BUSINESS

HEARING

#787-2010	Applicants’ Name & Address:	George Harbaugh 9727 Third Avenue Stone Harbor, NJ 08247
	Owners’ Name & Address:	Marlor Revocable Trust (Clark S. Marlor, Trustee)
	Subject property street address:	206 101 <sup>st</sup> Street Stone Harbor, NJ 08247
	Block & Lots:	Block: 100.03 Lots: 71.02, 72.02, 73.02 and 74.02

The case was continued until the January 7, 2011 meeting. No further advertising is necessary.

HEARING

#789-2010	Applicants' Name & Address:	Marc and Theresa Godlewski 585 Overbrook Road Vineland, NJ 08360
	Owners' Name & Address:	Same
	Subject property street address:	243B 88th Street Stone Harbor, NJ 08247
	Block & Lots:	Block: 88.03 Lots: 84, 86.02 and 88.03

Applicants are seeking variances for lot area, lot frontage, rear yard setback and side yard setback.

All required notices were given with respect to this hearing.

Charles Kona appeared on behalf of the Applicants and explained the nature of the application.

The following individuals were sworn in and testified:

1. Marc Godlewski
2. Charles Kona

The following exhibits were submitted and moved into evidence:

- A. Approved first floor plans (6 pp.) dated 5/20/2010.
- B. Proposed first floor plans (6 pp.) dated 9/17/2010
- C. Setback exhibit (Kona & Assoc. – Nov. 17, 2010)
- D. Neighborhood study (Kona & Assoc. – Nov. 16, 2010)
- E. Rear building elevations (Nov. 15, 2010)
- F. Photograph (view looking North) by Kona & Assoc. (Nov. 18, 2010)

Two members of the public spoke in opposition of the application.

Mr. Kona 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. Otton, made a motion, seconded by Mr. Kaplan that a C-1 variance be granted. The motion was approved on a four to two roll call vote.

ROLL CALL VOTE

ZBA #789-2010

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

Mr. Kaplan made a motion, seconded by Mr. Moore that a C-2 variance be granted. The motion was tied on a three to three roll call vote.

ROLL CALL VOTE

ZBA #789-2010

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

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

HEARING

#788-2010	Applicants' Name & Address:	Matthew and Kelley Gardner 2 Beverly Road Madison, NJ 07940
	Owners' Name & Address:	Same
	Subject property street address:	217 100 <sup>th</sup> Street Stone Harbor, NJ 08247
	Block & Lots:	Block: 100.03 Lots: 84.02 and 86

Applicants are seeking variances for lot area, lot frontage, occupied area, front yard setback, rear yard setback, side yard setback and off-street parking requirements.

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. Matthew Gardner
2. Blane Steinman, RA
3. Brian Murphy, PE, PP

The following exhibits were submitted and moved into evidence:

- A-1: Plans by Blane Steinman (5 pp.)
- A-2: Site plan comparison "P-6"
- A-3 through A-9: Photographs of subject property and surrounding area
- A-10: Aerial photograph of neighborhood

Three members of the public spoke in opposition of the application and three members spoke in favor of the application.

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. Kaplan, made a motion, seconded by Mr. Otton that a D variance with associated bulk variances be granted. The motion was approved unanimously by roll call vote.

ROLL CALL VOTE  
ZBA #788-2010

Chairman Cathcart	AYE
Mr. Moore	AYE
Mr. Otton	AYE
Mr. Szetela	AYE
Mr. Kaplan	AYE
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 January 7, 2011.

With there being no other business, upon a motion of Mr. Kaplan, seconded by Mr. Szetela, and unanimously approved, the meeting was adjourned at 10:30 p.m.

Approved:

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

December 3, 2010