## BOROUGH OF STONE HARBOR, NEW JERSEY ZONING BOARD OF ADJUSTMENT REGULAR MEETING

December 2, 2011 – 7:00 p.m.

- 1. Call to Order
- 2. Open Public Meeting Act Announcement
- 3. Roll Call
- 4. Approve Minutes: October 14, 2011
- 5. Approve 2012 Meeting Dates
- 6. Memorialize Resolution No 796-2011 Gray
- 7. **HEARING**

#**797-2011** Applicants' Name & Address: 100th Street LLC

2100 Keystone Avenue, Suite 502

Drexel Hill, PA 19026

Owners' Name and Address: 100th Street LLC

2100 Keystone Avenue, Suite 502

Drexel Hill, PA 19026

Subject property street address: 96th and Third Avenue

And 221-237 97th Street Stone Harbor, NJ 08247

Block & Lots: Block: 96.04 Lots:138,139,140,141,

142,142 and 144

Block: 97.03 Lots:92.02,94,96,98.01, 98.02,100,102.01,102.02 and 104.01

(Parking Lot)

Applicants are seeking a Hardship variance, a Broad "C' variance and an amended Site Plan Review. Louis C. Dwyer, Jr., Esquire represents the applicants.

## 8. **HEARING**

#795-2011 Applicants' Name & Address: New Cingular Wireless PCS, LLC

1025 Lenox Park Boulevard

Atlanta, GA 30319

Owners' Name and Address: Hall Harbor Condominiums

351 96th Street

Stone Harbor, NJ 08247

Subject property street address: 351 96th Street

Stone Harbor, NJ 08247

Block & Lots: Block: 96.04 Lots: 154

Applicants are seeking either a D2, expansion of a non-conforming use and/or a D6 height variance to permit the modification of the existing structure. Warren O. Stilwell, Esquire represents the applicants.

- 10. Public Comment
- 11. Resolution 2011-B-789 A resolution providing for a meeting not open to the public in accordance with the provision of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.

Matters related to litigation involving the Zoning Board of Adjustment.

12. Motion to Adjourn: Seconded: Time: