

**AGENDA  
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REORGANIZATION & REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, JANUARY 15, 2020  
TIME: 7:00 P.M.**

**Please note the fire exits.**

**SALUTE TO THE FLAG:**

**OPEN PUBLIC MEETING ACT:** This meeting complies with the open meeting act by publishing same in appropriate newspapers and notification to the Township Clerk. Notice has also been posted on the Municipal bulletin board.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times

**SWEARING OF BOARD MEMBERS:** Bruce Haggas, Tim Hart, Louis Amato and Thomas Bresnahan

**ROLL CALL:** MR. JEFF LOPEZ  
MR. BRUCE HAGGAS  
MR. THOMAS KING  
MR. EARL GALLOWAY  
MR. MATTHEW NUZZO  
MR. TIM HART  
MR. LOUIS AMATO  
MR. THOMAS BRESNAHAN - ALTERNATE I  
MR. WILLIAM OTTE – ALTERNATE II  
MR. DOMINICK ROSS - ALTERNATE III  
MR. JASON HAYDEN – ALTERNATE IV

**ALSO PRESENT:**

**EXECUTIVE SESSION:**  
**Resolution Z20-00**

**AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT:**

**BOARD MEMBERS ENTER CLOSED SESSION**

**Motion:                      Second:                      AIF:**

**REORGANIZATION APPOINTMENTS:**

**APPOINTMENT OF CHAIRPERSON:**

**Motion:**                      **Second:**                      **Appointing:**  
As Chairperson from January 1, 2020 to December 31, 2020.

**RCV :** Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. King ;Mr. Galloway ;Mr. Hart ;  
Mr. Amato ;Mr. Bresnahan ;Mr. Otte ;Mr. Ross ; Mr. Hayden ;

**APPOINTMENT OF VICE-CHAIRPERSON:**

**Motion:**                      **Second:**                      **Appointing:**  
As Chairperson from January 1, 2020 to December 31, 2020.

**RCV :** Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. King ;Mr. Galloway ;Mr. Hart ;  
Mr. Amato ;Mr. Bresnahan ;Mr. Otte ;Mr. Ross ; Mr. Hayden ;

**CONSENT RESOLUTIONS**

**Reorganization Resolutions:**

**RESOLUTION 2020-01**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT APPOINTING LINDA YOCKACHONIS  
AS RECORDING SECRETARY FROM JANUARY 1, 2020 TO DECEMBER 31, 2020, OR  
UNTIL THE BOARD RE-ORGANIZES, IN 2021.

**Motion:**                      **Second:**                      To: Approve/Deny Resolution

**RCV :** Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. King ;Mr. Galloway ;Mr. Hart ;  
Mr. Amato ;Mr. Bresnahan ;Mr. Otte ;Mr. Ross ; Mr. Hayden ;

**RESOLUTION 2020-02**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP  
ZONING BOARD OF ADJUSTMENT APPOINTING TERRY BRADY OF  
THE FIRM BRADY & KUNZ, AS ZONING BOARD OF ADJUSTMENT  
ATTORNEY FROM JANUARY 1, 2020 TO DECEMBER 31, 2020 OR UNTIL THE  
BOARD RE-ORGANIZES IN 2021

**RESOLUTION 2020-03**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT APPOINTING \_\_\_\_\_ OF THE FIRM \_\_\_\_\_, TO SERVE AS THE BOARD ENGINEER, BOARD LICENSED LANDSCAPE ARCHITECT AND PROFESSIONAL PLANNER AND BOARD TRAFFIC ENGINEER FROM JANUARY 1, 2020 TO DECEMBER 31, 2020, OR UNTIL THE BOARD RE-ORGANIZES IN 2021.

**RESOLUTION 2020-04**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT ESTABLISHING MEETING DATES FROM JANUARY 2020 TO DECEMBER 2020.

**RESOLUTION 2020-05**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT, APPOINTING MARYANNE KESEDAY AND ASSOCIATES TO SERVE AS ZONING BOARD OF ADJUSTMENT COURT REPORTER FROM JANUARY 1, 2020 TO DECEMBER 31, 2020, OR UNTIL THE BOARD RE-ORGANIZES IN 2021.

**RESOLUTION 2020-06**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT REGARDING APPOINTMENT OF \_\_\_\_\_, OF THE FIRM \_\_\_\_\_ AS ZONING BOARD OF ADJUSTMENT CONFLICT ENGINEER, CONFLICT LANDSCAPE ENGINEER AND CONFLICT TRAFFIC ENGINEER FROM JANUARY 1, 2020 THROUGH DECEMBER 31, 2020, OR UNTIL THE BOARD RE-ORGANIZES IN 2021.

**RESOLUTION 2020-07**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT REGARDING DESIGNATION OF THE TIMES-BEACON, THE PRESS OF ATLANTIC CITY, THE ASBURY PARK PRESS AS THE OFFICIAL NEWSPAPERS FROM JANUARY 1, 2020 TO DECEMBER 31, 2020 OR UNTIL THE BOARD RE-ORGANIZES IN 2021.

**RESOLUTION 2020-08**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT REGARDING APPOINTMENT OF \_\_\_\_\_, OF THE FIRM \_\_\_\_\_ TO SERVE AS THE ZONING BOARD OF ADJUSTMENT CONFLICT ATTORNEY FROM JANUARY 1, 2020 THROUGH DECEMBER 31, 2020, OR UNTIL THE BOARD RE-ORGANIZES IN 2021.

**RESOLUTION 2020-09**

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT, ESTABLISHING BOARD POLICY FOR THE REVIEW AND APPROVAL OF PROFESSIONAL BILLS.

**Motion:** Resolutions Z20-02 - Z20-09      **Second:**      **To:** Approve/Deny

**RCV :** Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. King ;Mr. Galloway ;Mr. Hart ;  
Mr. Amato ;Mr. Bresnahan ;Mr. Otte ;Mr. Ross ; Mr. Hayden ;

**APPROVAL OF MINUTES:**

December 11, 2019 Regular Meeting.

**Motion:**      **Second:**      **To:** Approve the minutes of

**RCV:** Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. King ;Mr. Galloway ;Mr. Hart ;  
Mr. Amato ;Mr. Bresnahan ;Mr. Otte ;Mr. Ross ; Mr. Hayden ;

**APPLICATIONS FOR PUBLIC HEARING:**

1. **19-15 Cellco Partnership d/b/a Verizon Wireless**  
**501 McKinley Avenue, Block 120.29, Lot 36.03 & 36.04, in the PS/C Zone, Private School/church**

Applicant is proposing to construct a wireless telecommunications facility consisting of a 145' monopole within a 50' x 50' fenced compound with equipment cabinets on a 4' x 12' concrete pad. Diesel back up generator on a 4' x 8' concrete pad and utility H-frame with canopy. The facility is designed to accommodate up to three additional licensed wireless carriers.

**Motion:**      **Second:**      **To:** Approve/Deny/Carry the application

**RCV :** Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. King ;Mr. Galloway ;Mr. Hart ;  
Mr. Amato ;Mr. Bresnahan ;Mr. Otte ;Mr. Ross ;Mr. Hayden ;

Stafford Township Board of Adjustment - Agenda  
January 15, 2020 – Regular and Reorganization Meeting

Application Z19-14 was carried from December 11, 2019.

**Z19-14 166 ROUTE 9 LLC**  
**166 ROUTE 9 SOUTH, BLOCK 123, LOT 8.01 IN THE LB ZONE**

Applicant is seeking amended site plan approval for additional Use Variances to allow the following uses, 1. To allow contractor outdoor storage of equipment and vehicle (U-haul) rental trucks and trailer and 2, to allow a propane filling station in support of the lumber retail use. The applicant would also like to phase the construction of the proposed site to help better operate his facility.

Motion:                                      Second:                                      To: Approve/Deny/Carry the application

**RCV** : Mr. Haggas ;Mr. Lopez ;Mr. Nuzzo ;Mr. King ;Mr. Galloway ;Mr. Hart ;  
Mr. Amato ;Mr. Bresnahan ;Mr. Otte ;Mr. Ross ;Mr. Hayden ;

**CORRESPONDENCE:** Please check your folders

**NEW BUSINESS:**

**OLD BUSINESS:**

**Voucher(s) Payment:**

**Motion:**                                      **Second:**                                      Approve/Deny the voucher (s )

**RCV :**    **AIF:**                                      **OPPOSE:**

**Adjournment:**                                      P.M.

Motion:                                      Second:                                      AIF:

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT  
FEBRUARY 5, 2020 at 7:00PM**