

**MINUTES
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, William Otte **Board members were sworn in by Mr. Thomas Kunz, Esq.**

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

ALSO PRESENT: Mr. Thomas Kunze, Esq.- Board Attorney, Maryanne Keseday - Court Reporter, Bob Mannix – Board Engineer

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 7:13pm
Motion: Mr. Gallagher **Second:** Mr. Nuzzo **AIF:** aye
MR. LOPEZ CALLS TO OPEN MEETING 7:53PM
Motion: Mr. King **Second:** Mr. Gallagher **AIF:** aye

REORGANIZATION APPOINTMENTS:

APPOINTMENT OF CHAIRPERSON:

Motion: Mr. Hart **Second:** Mr. Gallagher **Appointing:** Jeff Lopez
As Chairperson from January 1, 2020 to December 31, 2020.

RCV : Mr. Haggas - present ;Mr. Lopez - present ;Mr. Nuzzo - yes ;Mr. King - yes ;
Mr. Galloway - yes ;Mr. Hart - yes ;Mr. Amato - yes ;

APPOINTMENT OF VICE-CHAIRPERSON:

Motion: Mr. Haggas **Second:** Mr. Hart **Appointing:** Louis Amato
As Chairperson from January 1, 2020 to December 31, 2020.

RCV : Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. Nuzzo - yes ;Mr. King - yes ;
Mr. Galloway - yes ;Mr. Hart - yes ;Mr. Amato - yes ;

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: Mr. Amato **Second:** Mr. Nuzzo To: Approve the Resolution

RCV : Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. Nuzzo - yes ;Mr. King - yes ;
Mr. Galloway - yes ;Mr. Hart - yes ;Mr. Amato - yes ;

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 BOB MANNIX OF THE FIRM MASER CONSULTING, 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 – NO CONFLICT WAS APPOINTED

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 BRIAN E. RUMPF, OF THE FIRM RUMPF LAW 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: Mr. Nuzzo **Second:** Mr. Haggas **To:** Approve
Resolutions Z20-02 – Z20-05 and Z20-07 - Z20-09

RCV : Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. Nuzzo - yes ;Mr. King - yes ;
Mr. Galloway - yes ;Mr. Hart - yes ;Mr. Amato - yes ;

APPROVAL OF MINUTES:

December 11, 2019 Regular Meeting.

Motion: Mr. King **Second:** Mr. Otte **To:** Approve the minutes of 12/11/19

RCV: Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. Nuzzo - yes ;Mr. King - yes ;
Mr. Galloway - yes ;Mr. Hart - yes ;Mr. Amato - yes ;

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.

Representative: Lynn Dunn Esq., Hierung, Dupignac, Stanzione and Dunn, P.C., 64 Washington Street, Toms River, NJ 08753
David Stern/ V-Comm, RF Expert, 2540 US Highway 130, Cranbury, NJ 08512, Josh Cottrell, Site Engineer, 1800 Rt 34, Wall, NJ
Tim Kronk/TK Design Associates, PO Box 465, Mendham, NJ 07945

Exhibits A-1, enlarged site map, of the Landscape view of the current reliable service area of the Verizon Wireless shaded in green.

A-2, Same map as A-1 but showing the coverage of the proposed tower.

A-3, the proposed site plan

A-4, Aerial Photograph of proposed site of tower

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January 15, 2020 – Regular and Reorganization Meeting

The following exhibits depicts two pictures each, the left pictures were taken from July 27, 2019 where a red weather balloon floated up 145' up in the air to get a visual analysis. The right side is a computer simulation of the proposed tower without the balloon.

- A-5, 2 pictures of the Entrance to church
- A-6, 2 pictures of the view from Doc Cramer Boulevard
- A-7, 2 pictures from corner of Doc Cramer
- A-8, 2 pictures from 96 Oak Ridge Lane
- A-9, 2 pictures from 76 Oak Ridge Lane

Open to public: seeing none 9:45pm

Mr. Nuzzo made a motion to deny, no second was made
Mr. Kunz, Esq. asked for a motion to accept this application and withdrawal the motion to deny
Motion to deny was withdrawn by Mr. Nuzzo.

Motion: Mr. Haggas Second: Mr. Galloway To: Approve the application

RCV : Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. Nuzzo - no ;Mr. King - yes ;
Mr. Galloway - yes; Mr. Amato - yes ;Mr. Bresnahan - yes ;

Board took a 5 minute break

Voucher(s) Payment:

Motion: Mr. Galloway Second: Mr. Otte Approve the voucher (s)

RCV : AIF: aye OPPOSE: no

Application Z19-14 was carried from December 11, 2019, no testimony was heard

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.

Jeff Lopez, Dom Ross and Bruce Haggas recused themselves and Lou Amato, Vice Chairman, was asked by Mr. Lopez to take over as Chairman.

Representative: James Raban, Esq. 11710 Long Beach Township, Beach Haven.
Andrew Keczkemethy, Suburban Propane, 1214 S. Whitehorse Pike, Hamilton, NJ
Cody Sutherland, Uhaul Co. of Coast Area field manager. 2180 Route 9, Toms River, NJ
Bruce Jacobs, Engineer and Personal Planner, Gravatt Consulting 414 Lacey Road, Forked River, NJ

Mr. Raban, Esq., gave an overview of the application and said that in addition to previous uses approved the applicant is asking for Uhaul business, propane tank and outdoor displays. Says the propane tank will be used for the applicants business and the general public to refill. Applicant was not previously approved for outdoor display, but says it is not uncommon in that area and has a couple photos of surrounding businesses that have displays, some of which may be in the right of way. Mr. Raban also said the Uhaul business is well suited for this use. He then called up Mr. Keczkemethy, from Suburban Propane, who is a salesman who was sent out to look for business. He came across Mr. Barbagallos property and said it is very common to have a propane filling station at Uhaul rental sites. Mr. Raban called up Cody Southerland, the Uhaul Company of NJ and he is the Coastal area field manager who opens and maintains Uhaul Dealerships. He started business with Mr. Barbagallo since the Taylor rental site closed up and knows there is a need in the area for a Uhaul business. Mr Southerland testified this site is a perfect location for Stafford Township. Mr. Jacobs was then called up to help the board understand where the Uhaul trucks will be parked as opposed to where the propane tank will be, said there will be approximately 30 trucks and trailers at the site. Mr. Jacobs explained what was last approved in 2016.

Exhibits

- A-1 Previously approved plans from 9/28/15 and 11/9/17
- A-2 plans to show area of phasing. Phase 1 is to construct the propane tanks and diesel tanks and the outdoor displays.
- Phase 2 is to construct the northwesterly building and Phase 3 , relocate the Uhauls, expand paved parking area and construct the 11000 sq ft building in front.
- A-3 Landscape plan which was previously approved.
- A-4, proposed landscape plan
- A-5, picture of neighboring business, Ace Hardware 2 doors down.
- A-6, picture of neighboring business, Abbotts sheds.
- A-7, Uhaul Packet

Open to the public: Ralph Fitzgerald, 31 Phyllis Lane. Mr. Barbagallo built his house and is happy he used him. Think his site and proposed uses are just what this town needs.

Mr .Mannix reviewed his letter, addressed his concerns.

Zoning officer, Mr. Sillitoe raises questions regarding phases, and how is he to enforce the phases, asking a time frame be placed on them should this application be approved.

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Motion: Mr. Hart Second: Mr. Otte To: Deny the application

RCV : Mr. Nuzzo - yes ;Mr. King - yes ;Mr. Galloway - yes ;Mr. Hart - yes ;
Mr. Amato - yes ;Mr. Bresnahan - yes ;Mr. Otte - yes ;

CORRESPONDENCE: Please check your folders

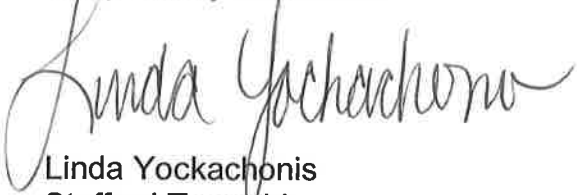
NEW BUSINESS:

OLD BUSINESS:

Adjournment: **12:15 A.M.**

Motion: Mr. King Second: Mr. Gallagher AIF: aye

Respectfully Submitted,



Linda Yockachonis
Stafford Township
Zoning Board of Adjustment Secretary

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