

**MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, FEBRUARY 5, 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

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

ALSO PRESENT: Terry Brady, Esq. – Board Attorney ; Maryann Keseday, Certified Court Reporter

RESOLUTION 2020-06

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

Motion: Mr. Gallagher Second: Mr. Hood To: Approve the minutes of January 15, 2020

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

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APPROVAL OF MINUTES:

January 15, 2020 Reorganization/Regular Meeting

Motion: Mr. Gallagher Second: Mr. Hart To: Approve the minutes of
January 15, 2020

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

RESOLUTION OF APPROVAL:

1. **Z19-15 CELLCO PARTNERSHIP, dba VERIZON WIRELESS**
501 MCKINLEY AVENUE, BLOCK 120.29

Motion: Mr. King **Second:** Mr. Galloway **To:** Approve the resolution

RCV: Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. King - yes ;Mr. Galloway - yes ;
Mr. Amato - yes ;Mr. Bresnahan - yes ;
Mr. Nuzzo voted no on this application, he is not to vote on resolution of approval

RESOLUTION OF DENIAL:

1. **Z19-14 166 ROUTE 9, LLC**
166 SOUTH MAIN STREET, Block 123, Lot 8.01

Motion: Mr. Hart **Second:** Mr. Amato **To:** Approve the resolution

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

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APPLICATIONS FOR PUBLIC HEARING:

Z20-01 PATRICIA PILOSI
100 EILEEN LANE, BLOCK 147.93, LOT 2 IN THE RR1 ZONE

Applicant proposes to construct an attached garage with a second floor bedroom to their existing home. Variances required are combined side setback, required 20', proposing 15.8, lot frontage minimum required is 15', proposing 13.49'.

Representative: Richard Visotcky, Esq. 149 East Bay Avenue ; Robert J. Larsen, 100 Eileen , father to applicant; applicant, Patricia Pilosi was present

Exhibit: Exhibit A-1, photo of existing condition of property

Applicant Patricia Pilosi was present and asked that her father speak as worked directly with the architect. Robert was sworn in and spoke about the proposed garage.

Open to the public: Larry Cataldo, 101 Eileen Lane, has no objection and sees it as an improvement.

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

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

CORRESPONDENCE: Please check your folders

NEW BUSINESS: Resolution Z19-05, and Z18-11, both interpretations to be discussed with regard to being added to ordinance.

OLD BUSINESS:

REMINDER: There is a mandatory training class required for Zoning Board members within 18 months of appointment. The next class offered is at the Waretown Fire Academy, Sunday, March 22, 2020 from 9:15 – 2:15. Please let me know if you will be able to attend this class.

MEETING CANCELLATION: Cancel February 19, 2020 Zoning Board Meeting

Voucher(s) Payment:

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

AIF: aye OPPOSE: no

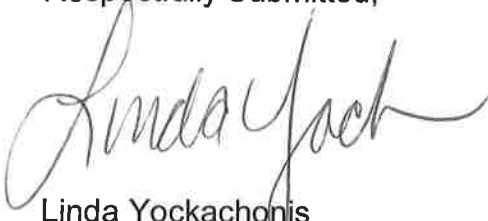
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Mr. Brady spoke to board members of responsibilities of Board Members and answered questions they had

Adjournment: **8:20** P.M.

Motion: Mr. Nuzzo Second: Mr. Kind AIF: aye

Respectfully Submitted,



Linda Yockachonis
Zoning Board Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
MARCH 4, 2020 at 7:00PM**