

The Zoning Board meeting on Wednesday May 6th, 2020 @ 7:00 PM will be available via webex meeting for anyone wishing to listen and or comment. Registration for the webex meeting is required, see on our website at www.staffordnj.gov You can also participate via phone at 214-459-3653 meeting event number (access code) 714 577 711, Event passcode is StaffordZB

**MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, MAY 20, 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	ABSENT
	MR. DOMINICK ROSS	PRESENT
	MR. EARL GALLOWAY	ABSENT
	MR. MATTHEW NUZZO	ABSENT
	MR. TIM HART	PRESENT
	MR. THOMAS BRESNAHAN - ALTERNATE I	PRESENT
	MR. WILLIAM OTTE – ALTERNATE II	ABSENT
	VACANT	
	MR. MICHAEL MATELSKI – ALTERNATE IV	PRESENT

ALSO PRESENT:

Terry Brady, Esq. – Board Attorney
Robert Mannix, Board Engineer

Stafford Township Board of Adjustment - Minutes
May 20, 2020 – Regular Meeting

APPROVAL OF MINUTES:

May 6, 2020 Regular Meeting

Motion: Mr. Amato Second: Mr. Matelski To: Approve the minutes of May 6, 2020

RCV: ;Mr. Lopez - yes ;Mr. Ross - yes ;Mr. Hart - yes ;Mr. Amato - yes ;
Mr. Bresnahan - yes ;Mr. Matelski - yes ;

RESOLUTIONS OF APPROVAL:

No resolutions to approve

APPLICATIONS FOR PUBLIC HEARING:

CARRYOVER: Carried from May 6,2020, where not testimony was heard

1. **Z20-09 MANAFIRKIN BREWERY**
450 EAST BAY AVENUE, SUITE A , BLOCK 229, LOT 29 IN THE MU/PZONES(SPLIT LOT)

Applicant is seeking an amended minor site plan approval to provide outside seating area with additional seating and an outdoor wood pergola. Use variances will be requested to enable the expansion of a non-conforming use and to permit two principle uses on the same lot. Applicant also proposes to erect a new sign and will seek a variance for a new identification sign having proposed an 8' front yard setback where 15' is required.

Terry recommends to the board to wait to have a meeting in person. The Land use law says that plans are to be available for viewing up to 10 days prior to meeting, not via computer.

Mr. Mannix said other towns are posting on their websites for both board members and the public.

Terry's advice is that its not in compliance with the Land Use Law, and doesn't feel comfortable having a meeting via webinar, but leaves it up to the board.

Mr. von der Hayden called in, and the board, Mr. Brady and himself discussed options to hold a public hearing or wait. Mr. Terry said he could expedite applications and have a resolution ready to be adopted for the evening the applicant might be heard.

They all agree to wait for direction from the state and when they allow 25 or more people in a room, then the meetings will proceed in person.

Stafford Township Board of Adjustment - Minutes
May 20, 2020 – Regular Meeting

Motion: Mr. Matelski Second: Mr. Amato To: Carry the application to June 3, 2020

RCV : Mr. Ross - yes ;Mr. Hart - yes ;Mr. Amato - yes ;Mr. Lopez - yes ;
Mr. Bresnahan - yes ;Mr. Matelski - yes ;

CORRESPONDENCE:

NEW BUSINESS:

OLD BUSINESS:

REMINDER:

Voucher(s) Payment:

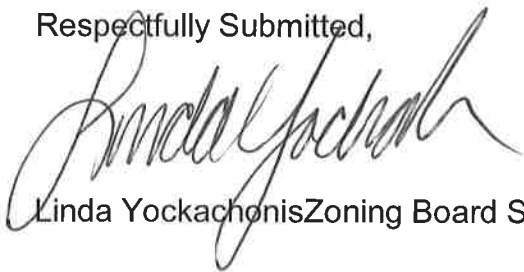
Motion: Mr. Ross Second: Mr. Matelski Approve the voucher (s)

AIF: aye OPPOSE: no

Adjournment: 8:00 P.M.

Motion: Mr. Amato Second: Mr. Matelski AIF: aye

Respectfully Submitted,



Linda Yockachonis Zoning Board Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
JUNE 3, 2020 at 7:00PM**