

Stafford Township Zoning Board meeting to be held on Wednesday, June 3, 2020 at 7:00PM, located at the Municipal Complex, 260 East Bay Avenue, Manahawkin, NJ, 08050 is hereby going to be held via Virtual Meeting, due to the coronavirus (AKA COVID-19) and in light of Executive Orders 107 and 108 limiting public gatherings. Any interested parties that would like to participate in the meeting must pre-register @ [www.staffordnj.gov/virtual-meetings](http://www.staffordnj.gov/virtual-meetings) or telephone in at 929-205-6099, Webinar ID: 986 4901 5013, Password: 452249. Formal action may be taken.

**MINUTES  
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, JUNE 3, 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

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

**ALSO PRESENT:**

Terry Brady, Esq. – Board Attorney

**APPROVAL OF MINUTES:**

May 20, 2020 Regular Meeting

Motion: Mr. Amato

Second: Mr. Gallagher

To: Approve the minutes of May 20, 2020

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

**RESOLUTIONS OF APPROVAL:**

No resolutions to approve

**APPLICATIONS FOR PUBLIC HEARING:**

**CARRYOVER:** Carried from May 6, 2020 and May 20, 2020, where no 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.

Motion: Mr. Nuzzo

Second: Mr. Gallagher

To: Carry the application to July 1, 2020

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

2. **Z20-04 27 FAIRVIEW TERRACE**

**27 FAIRVIEW TERRACE, BLOCK 51.14, LOT 38 IN THE R-3 ZONE**

The applicant is seeking to expand an existing commercial use on the site through the placement of storage trailers on the property. The applicant has suggested the addition of the storage trailers on the site, in conjunction with existing commercial storage building, represents an expansion of the preexisting non-conforming commercial use.

Motion: Mr. Galloway

Second: Mr. Amato

To: Carry the application to July 1, 2020

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

3. **Z20-06 ZIMAN DEVELOPMENT, INC**  
**930 SOUTH MAIN STREET, BLOCK 129 LOT 8 & 9, AND BLOCK 130.01, LOT 1 IN THE**  
**RA-4 LOW DENSITY RURAL RESIDENTIAL ZONE**

The applicant is seeking a Use variance at this time to permit a commercial office building used for office, retail and maintenance of equipment.

Motion: Mr. Ross                      Second: Mr. Galloway                      To: Carry the application to July 1, 2020

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

**CORRESPONDENCE:**

**NEW BUSINESS:**

**OLD BUSINESS:**

**June 17<sup>th</sup> Zoning Board of Adjustment meeting has been cancelled.**

**Voucher(s) Payment:**

***No bills to pay***

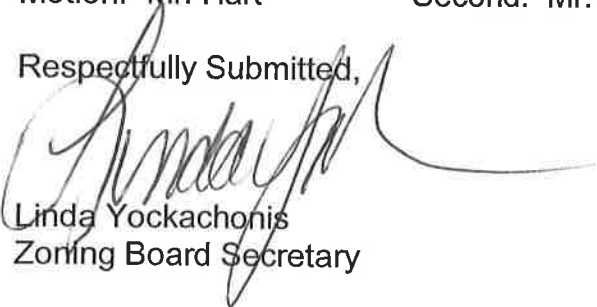
Motion:                      Second:                      Approve/Deny the voucher (s )

AIF:                      OPPOSE:

**Adjournment:                      7:25                      P.M.**

Motion: Mr. Hart                      Second: Mr. Galloway                      AIF: aye

Respectfully Submitted,

  
Linda Yockachonis  
Zoning Board Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT  
July 1, 2020 at 7:00PM**