

**MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, July 1, 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. DOMINICK ROSS	PRESENT
	MR. EARL GALLOWAY	PRESENT
	MR. MATTHEW NUZZO	PRESENT
	MR. TIM HART	ABSENT
	MR. THOMAS BRESNAHAN - ALTERNATE I	PRESENT
	MR. WILLIAM OTTE – ALTERNATE II	PRESENT
	VACANT	
	MR. MICHAEL MATELSKI – ALTERNATE IV	ABSENT

ALSO PRESENT:

Terry Brady, Esq. – Board Attorney	PRESENT
Maryanne Keseday – Court Reporter	PRESENT
Robert Mannix – Board Engineer	PRESENT

APPROVAL OF MINUTES:

June 3, 2020 Regular Meeting

Mr. Haggas, Mr. Bresnahan, Mr. Otte and Mr. Matelski were absent

Motion: Mr. Amato Second: Mr. Gallagher To: Approve the minutes of June 3, 2020

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

RESOLUTIONS OF APPROVAL:

No resolutions to approve

CARRYOVER: Due to Covid-19 and there being no public hearings, application Z20-06 was carried from June 3, 2020 where no testimony was heard. See letter from Raban dated 7/1/202 requesting to withdraw this application.

1. **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 DENSITEY 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: Second: To: Approve/Deny/Carry the application

RCV : Mr. Haggas ;Mr. Nuzzo ;Mr. Ross ;Mr. Galloway ;Mr. Hart ;
Mr. Amato ;Mr. Lopez ;Mr. Bresnahan ;Mr. Otte ;Mr. Matelski

CARRYOVER: Due to Covid-19 and there being no public hearings, application Z20-04 was carried from June 3, 2020 where no testimony was heard. See letter from James Raban, Esq requesting to carry this application to August 5, 2020.

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.

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

RCV : Mr. Haggas ;Mr. Nuzzo ;Mr. Ross ;Mr. Galloway ;Mr. Hart ;
Mr. Amato ;Mr. Lopez ;Mr. Bresnahan ;Mr. Otte ;Mr. Matelski

APPLICATIONS FOR PUBLIC HEARING:

1. **Z20-07 CHRISTOPHER DARCANTE AND JOHANNAH NEHRBAUER
1221 JENNIFER LANE, Block 168 Lot 48 in the R-2 Zone**

Applicant proposes to construct an in-ground pool on a corner lot requiring a front yard setback to Cindy Court and Jennifer Lane. The proposed setback on Cindy Drive is 10', minimum required is 40', the proposed setback on Jennifer Lane is 26.5, the required is 40'

Representative: Richard Visotcky, Esq., 149 East Bay Avenue
James Brzozowski, PE, PP
Applicant Christopher Darcante was present

Mr. Visotcky spoke of the application and what is being proposed.
Mr. Brzozowski explained the site and where pool is being located.

Exhibits: A-1, 2 5x7 photos, top photo is standing on Cyndy Drive outside of Fenced area. The bottom photo is standing inside the fence are.

Open to the Public: Raymond Pavese, 1225 Jennifer Lane. Mr. Darconte has done a lot to improve the property and is here to support this application.

Motion: Mr. Ross **Second:** Mr. Haggas **To:** Approve the application

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

2. **Z20-10 THOMAS AND DENINE REAGAN
83 WEAVER DRIVE, BLOCK 147.38, LOT 243-244 IN THE RR-2A ZONE**

Applicant proposes to construct an in-ground pool requesting a front yard setback of 8' whereas 30' is required, a pre-existing lot depth having proposed less than 80' required , and a rear yard setback proposing 18.5' existing to house, where 20' is required.

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Representative: Richard Visotcky, Esq., 149 East Bay Avenue, Manahawkin
Robert Woodcock, JCR Engineering, 915 Lacey Road, Forked River, NJ , PE, PP
Applicants were also present.

Exhibits: 2 5 x7 photos, one is standing in cul-de-sac looking at property from the street the
2nd photo is looking at property from bulkhead.

Mr. Visotcky, stated this home is on the end of cul-de-sac, and said the previous owners
consolidated the lots, was two lots and built a home, lot is like a hexagon shape.
Applicants are also proposing a 6' solid fence.

Mr. Woodcock prepared the variance plan for the proposed inground pool and explained the
property itself and the nature of the application

Open to the public: Seeing none

Motion: Mr. Galloway **Second:** Mr. Ross **To:** Approve the application

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

CARRYOVER: Due to Covid-19 and there being no public hearings, application Z20-09 was
carried from May 6, 2020, May 20, 2020 and June 3, 2020 where no testimony was heard at
these hearings.

3. **Z20-09 MANAFIRKIN BREWERY**
450 EAST BAY AVENUE, SUITE 2 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.

Representative: Richard Visotcky, Esq., 149 East Main Street, Manahawkin, NJ
Robert Harrington, 508 Main Street, Toms River, NJ
Mr. Adamson, Adamson Architects, 124A N Main Street, Forked River, NJ
Applicants – Todd Hunt and Don Husak, Principal owners

Mr. Visotcky explained this board previously granted this Use Variance allow the existing brewery.
The town has just adopted an order to allow for temporary outdoor seating for which this applicant
was approved for out where the applicant is proposing to place the permanent outdoor seating.

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Mr. Harrington described the outdoor seating and went over and answered Mr. Mannix's review letter.

Mr. Lopez read the Environmental Commissions letters where they are requested the LOI form Cafra regarding the wetlands. Mr. Visotcky said he spoke with the owner of the property about the lots and said it has always been dry.

Mr. Adamson explained the nature of the business, explained the seating, said the fence being proposed is a requirement of ABC.

Todd Hunt said he was the original developer of the business and spoke of the hours, the lighting and the nature of the business.

Open to the public: Seeing none

Exhibits: A-1, 2 5x7 photos, top photo front and main entrance, bottom is the residence on the property more towards Bay Avenue

A-2, 2 5x7 photos, top is area behind building, bottom is parking lot in front of residence, also usable to the applicants business.

A-3, photo taken at the entrance at Bay avenue looking east, Red lined is approx. where property line is, sign in picture is not really there, its super imposed in the picture.

Motion: Mr. Amato Second: Mr. Haggas To: Approve the application
subject to the applicant working out the sign with the County and the LOI.

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

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

CORRESPONDENCE: See The New Jersey Planners in folders,

NEW BUSINESS:

OLD BUSINESS:

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REMINDER: Mandatory member class has not be rescheduled yet.

Voucher(s) Payment:

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

AIF: aye OPPOSE: no

Adjournment: **8:55** P.M.

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

Respectfully Submitted,



Linda Yockachonis
Zoning Board of Adjust Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
JULY 15, 2020 at 7:00PM**