

**AGENDA
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, AUGUST 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

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

ALSO PRESENT:

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

Stafford Township Board of Adjustment - Agenda
August 5, 2020 – Regular Meeting

APPROVAL OF MINUTES:

July 15, 2020 Regular Meeting

Mr. Nuzzo, Mr. Hart, Mr Otte and Mr. Matelski were absent

Motion: Second: To: Approve the minutes of July 15, 2020

RCV: Mr. Haggas ; Mr. Ross ; Mr. Galloway ; Mr. Amato ; Mr. Lopez ; Mr. Bresnahan ;

RESOLUTIONS OF APPROVAL:

1. **Z20-08 LUCY DELZIO**
1203 WALTER BOULEVARD, BLOCK 147.07 LOT 332

Motion: Second: To: Approve/deny the resolution

RCV: Mr. Haggas ; Mr. Galloway ; Mr. Amato ; Mr. Lopez ; Mr. Bresnahan

2. **Z20-03 ROBERT E. COCHRAN**
1125 RIDGE AVENUE, BLOCK 51.08, LOT 7

Motion: Second: To: Approve/deny the resolution

RCV: Mr. Haggas ; Mr. Ross ; Mr. Galloway ; Mr. Amato ; Mr. Lopez ; Mr. Bresnahan

APPLICATIONS FOR PUBLIC HEARING:

Z20-05, Cont'd from July 15, 2020

1. **Z20-05 JESSYCA SANTOS**
GLENN DRIVE, BLOCK 147.05, BLOCK 207, IN THE RR-2A ZONE

Applicant is proposing a variance for an encroachment of an additional 3' for a 2nd floor addition on a raised home. The Required is 12.8 existing, the final build is 9.8'

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

RCV : Mr. Haggas ; Mr. Ross ; Mr. Galloway ; Mr. Amato ; Mr. Lopez ; Mr. Bresnahan ;

2. **Z20-12 WILLIAM & KATHLEEN BOSESKI**
183 JEREMY LANE, BLOCK 147.84, LOT 18 IN THE RR1 ZONE

Applicant is proposing constructing a 3-season room, minimum setback for roofed enclosed area is 30 foot and applicant is proposing 15 foot.

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

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

3. **Z20-11 JOHN REVAITIS**
26 SUGAR HILL ROAD, BLOCK 51, LOT 28 IN THE RB ZONE

Applicant is requesting 2 variances for an existing pool. Minimum side setback required is 15 feet proposing 14.7 feet and rear setback required is 15 feet and proposing 13.8.

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

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

RESOLUTION OF APPROVAL:

1. **Z20-11 JOHN REVAITIS**
26 SUGAR HILL ROAD, BLOCK 51, LOT 28 IN THE RB ZONE

Motion: Second: To: Approve/Deny the resolution

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

APPLICATION FOR PUBLIC HEARING:

4. **Z20-04 27 FAIRVIEW TERRACE LLC.**
509 NORTH MAIN STREET, BLOCK 51.14, LOT 38 IN THE R3 RESIDENTIAL ZONE

Applicant is proposing minor site plan and variance – a bulk variance is required to permit the storage trailers that are prohibited under section 211-35 (Z) (1) of the Zoning Ordinance. Additionally the storage trailers constitute an expansion of the preexisting nonconforming commercial use on the property, which requires a use variance.

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

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

CORRESPONDENCE:

NEW BUSINESS:

OLD BUSINESS: No applications are scheduled for August 10, 2020 recommend cancelling

REMINDER: mandatory member class has a tentative scheduled date of September 13, 2020 for new members.

Voucher(s) Payment:

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

AIF: OPPOSE:

Adjournment: P.M.

Motion: Second: AIF:

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
SEPTEMBER 2, 2020 at 7:00PM**