

**MINUTES  
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

<b><u>ROLL CALL:</u></b>	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	PRESENT
	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
Tammy Ensana - Court reporter	PRESENT
Robert Mannix – Board Engineer	PRESENT

**APPROVAL OF MINUTES:**

July 15, 2020 Regular Meeting

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

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

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

**RESOLUTIONS OF APPROVAL:**

1. **Z20-08 LUCY DELZIO**  
**1203 WALTER BOULEVARD, BLOCK 147.07 LOT 332, IN THE RR2A ZONE**

Motion: Mr. Galloway                      Second: Mr. Ross                      To: Approve the Resolution

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

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

Motion: Mr. Ross                      Second: Mr. Haggas                      To: Approve the Resolution

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

**APPLICATIONS FOR PUBLIC HEARING:**

Z20-05,      Carried from July 15, 2020 & August 5, 2020 as per email dated August 5, 2020

1. **Z20-05 JESSYCA SANTOS**  
**31 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 2<sup>nd</sup> floor addition on a raised home. The required is 12.8 existing, the final build is 9.8'

Motion: Mr. Amato      Second: Mr. Haggas                      To: Carry the application to September 2, 2020  
Waiving any time limitations.

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

2. **Z2-12 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 20 foot and applicant is proposing 9 foot.

**Representative:** Applicant William Boseski was present

Mr. Boseski spoke of the application and what is being proposed. No contractor, engineer or architect was present. Mr. Boseski was asked if he wanted to carry and he said no he would prefer denial. Mr. Hart recommended him to carry but applicant said no. Mr. Lopez stated applying for variance isn't automatic just because applied and supported documents or reasons to approve were missing. Mr. Brady stated that a hardship variance would be needed to be approved. Mr. Hart urged him to consider to carry it but he said no.

**Exhibits:** No exhibits

**Open to the Public:** Seeing none

Motion: Mr. Nuzzo Second: Mr. Amato To: Deny the application to August 5, 2020

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

3. **Z-20-11 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.

**Representative:** Applicant John Revaitis was present

Mr. Revaitis presented his open permit existing in-ground pool due to violations. Permit came up upon the sale of home. Home is under contract and pending sale due to open permit. He stated Pool Company didn't compensate for back property line with angle. Pool was installed in 2006/2007. He did not receive final zoning approval. Board members stated that it looked like the pool company changed the pool model/dimensions. Board members wanted to consider that any replacement of pool would revert back to appropriate zoning laws. However, Mr. Brady stated that a variance granted is to the land not the owner.

**Exhibits:** A1 Binder of pictures showing pool, fence and backyard.

**Open to the Public:** Seeing none

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Motion: Mr. Ross    Second: Mr. Galloway    To: Approve the application to August 5, 2020

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

**RESOLUTION OF APPROVAL:**

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

Motion: Mr. Hart    Second: Mr. Galloway    To: Approve the resolution August 5, 2020

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

**APPLICATIONS FOR PUBLIC HEARING:**

Z-20-04,    Carried as per email request dated August 5, 2020

4. **Z-20-04 27 FAIRVIEW TERRACE LLC.**  
**509 NORTH MAIN STREET, BLOCK 51.14, LOT 38 IN THE R3 RESIDENTIAL ZONE**

Applicant is proposing minor site plan 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: Mr. Amato    Second: Mr. Haggas    To: Carry the application to September 2, 2020  
Waiving any time limitations.

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

**CORRESPONDENCE:** Latest issue of Jersey Planner

**NEW BUSINESS:**

**OLD BUSINESS:** No applications are scheduled for August 19<sup>th</sup> and meeting is cancelled.

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

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**Voucher(s) Payment:**

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

AIF: aye      OPPOSE: no

**Adjournment:**      7:40 P.M.

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

Respectfully Submitted,



Robin E. Bowles  
Zoning Board Secretary

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