

**MINUTES  
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, SEPTEMBER 2, 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	ABSENT
	MR. LOUIS AMATO - VICE CHAIRMAN	PRESENT
	MR. BRUCE HAGGAS	PRESENT
	MR. DOMINICK ROSS	ABSENT
	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	PRESENT

**ALSO PRESENT:**

Terry Brady, Esq. – Board Attorney	PRESENT
Court Reporter	PRESENT
Robert Mannix – Board Engineer	PRESENT
Nick Dickerson – Planner	PRESENT

***Terry Brady mentioned to the board members, when an applicant is dissatisfied with the decision of the board that there is an appeal. We have an appeal from January. The brief from the applicant appealing; Point 1 – the board did not make finding of facts or conclusions with regard to the application but moved to deny without any reasons for the board’s decision. Mr. Brady encourages the board when you are making a motion or voting to deny or approve that you make mention of the reasons for denial or approval.***

Stafford Township Board of Adjustment – Minutes  
September 2, 2020 – Regular Meeting

**APPROVAL OF MINUTES:**

August 5, 2020 Regular Meeting  
Mr. Matelski was absent

Motion: Galloway    Second: Nuzzo                      To: Approve the minutes of August 5, 2020

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

**RESOLUTIONS OF DENIAL:**

1. **Z20-12 WILLIAM & KATHLEEN BOESKI**  
**183 JEREMY LANE, BLOCK 147.84 LOT 18, RESIDENTIAL ZONE**

Motion: Galloway    Second: Nuzzo                      To: Approve the resolution

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

**APPLICATIONS FOR PUBLIC HEARING:**

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

**Representative:** Marlon Falco was present and is ½ owner in the property.  
Brian Gunning, Owner of East Coast Elevation  
Robert McGowan is no longer representing the applicant.

Applicant purchased home 3 years ago and with plans to add 2 bedrooms to the home. Mr. Falco stated that the architect drew the addition incorrectly (not showing the 2 foot cantilever) and the builder called him out on the error but that the architect refused to correct the plans. The architect spoke with the building department and wrote a letter to the building department explaining the changes. Marlon Falco states the plans were approved by the building department.

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Changes in plans are stated in letter as: 2<sup>nd</sup> Floor joist have been changed from 11 7/8 TJI series instead of 2X10, 2<sup>nd</sup> floor joist have turned to span from back to create front cantilever and joist will bear on interior walls and existing band below and the 2<sup>nd</sup> floor walls are 2X4 at 16 inches on center instead of 2X6. The letter from Architect Michael H. Strong is dated May 30, 2018 which was after Construction Permit and receipt dated April 2, 2018. Mr. Gunning could not explain the date discrepancy and he didn't go off any revised plans. Applicant stated he could not provide any further documentation and waived allowing absent board members to listen to previous tapes to vote.

- Exhibits:** A1 – Pictures of the home in its original state prior to Sandy.  
A2 – Raised before addition.  
A3 – Current front view without Certificate of Occupancy.  
A4 – Side view of vacation home.  
A5 – Original letter from Architect Michael H. Strong dated May 30, 2018  
A6 – Building plans  
A7 – Construction permit Notice dated April 2, 2018.  
A8 – Receipt dated April 2, 2018.  
A9 – Framing Approval dated December 24, 2018.

**Open to the Public:** Seeing none

Motion: Haggas                      Second: Galloway                      To: Deny the application

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

2.     **Z20-13 COLE SHILLING**  
       **17 CEDAR LANE, BLOCK 131, LOT 3 IN THE RA-4 ZONE**

Applicant is proposing to construct a 1 story single family home on an undersized lot.

**Representative:** Cole Shilling, applicant was present  
Rich Visotcky, Kelly & Visotcky LLC Law Firm  
Lawrence Murphy, Greenside Engineering

Property borders Eagleswood. His great grandmother previously owned the property and it was demolished after her death. The lot is vacant and 30,000 square feet but 174,000 square feet is required. Applicant is looking to build modest 3 bedroom single family dwelling. North Shore Homes; the builder presented a former Resolution approved in 2009 for 17 Cedar Lane. Buyer/Seller letters were sent out to neighboring properties. Lawrence Murphy, Greenside Engineering prepared variance for applicant. Terry Brady questioned if dry well will be provided and Greenside Engineering agreed to resubmit including dry well.

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**Exhibits:** A1 Buyer/Seller letters to neighboring properties dated August 11, 2020.

**Open to the Public:** Seeing none

Motion: Galloway                      Second: Nuzzo                      To: Approve the application

**RCV :** Mr. Haggas - yes ;Mr. Nuzzo - yes ;Mr. Galloway - yes ;Mr. Amato - yes ;  
Mr. Bresnahan - yes ; Mr. Otte - yes ; Mr. Matelski - yes

Z20-04 – Carried from August 5, 2020

3.     **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.

**Representative:**     Brian Wainwright applicant and owner of Fantasy Island Amusement  
                                  James Raban, Raban & Raban Law Firm  
                                  James Brzozowski, licensed engineer Horn, Tyson & Yoder

Mr. Wainwright has been owner since February 2018. The property is being used for commercial storage for Fantasy Island Amusement. Mr. Brzozowski testified that the property is appropriate for the storage based on the location and surrounding property owners. Fences will be rectified as per Robert Mannix recommendations. No lighting or signage is proposed. Home has an employee residing in the home and trailers are being used for storage of games, benches, stuffed animals and prizes. Having the storage trailers allows the applicant to purchase in bulk at a discount. Storage building is non-conforming in residential area. Terry Brady questioned if the storage building was legal or not legal. No proof was available to satisfy the board.

**Exhibits:** A1 – Plan  
                  A2 – Aerial pictures from Google Earth

**Open to the Public:** Seeing none

Motion: Matelski     Second: Nuzzo                      To: Carry the application to Oct. 7, 2020

**RCV :** Mr. Haggas - yes ;Mr. Nuzzo - yes ;Mr. Galloway - yes ;Mr. Amato - yes ;  
Mr. Bresnahan - yes ; Mr. Otte - yes ; Mr. Matelski - yes

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**CORRESPONDENCE:**

**NEW BUSINESS:**

**OLD BUSINESS:**

**REMINDER:** Mandatory member class has a scheduled date of September 13, 2020 for new members. Class has been changed from in-person to via Zoom.

**Voucher(s) Payment:**

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

AIF: Aye

**Adjournment:**            9:20    P.M.

Motion:                      Second:                      AIF: Aye

Respectfully Submitted,



Robin E. Bowles  
Zoning Board Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 16, 2020 at 7:00PM**