

**AGENDA  
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, OCTOBER 7, 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

**APPROVAL OF MINUTES:**

September 16, 2020 Regular Meeting

Mr. Lopez, Mr. Nuzzo, Mr. Hart, Mr. Bresnahan and Mr. Matelski were absent.

Motion:                      Second:                      To: Approve the minutes of September 16, 2020

**RCV:** Mr. Haggas ; Mr. Ross ; Mr. Galloway ; Mr. Amato ; Mr. Otte

**APPLICATIONS FOR PUBLIC HEARING:**

**Carried from September 2, 2020**

**Request to Carry to December 2<sup>nd</sup> Via Email dated October 7th**

1. **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. Nuzzo ; Mr. Galloway ; Mr. Amato ; Mr. Bresnahan ; Mr. Otte ; Mr. Matelski

**Carry due to improper notice of 10 days.**

2. **Z20-14 PETER KELLY**  
**240 OAK AVENUE, BLOCK 120.02, LOT 1, R-90 ZONE**

Applicant is proposing a variance for a 2 story addition. The Required width is 110 and proposed 100 for 10 deficit with required front setback of 35' and proposed 6.3' with a deficit of 28.7'.

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

Stafford Township Board of Adjustment - Agenda  
October 7, 2020 – Regular Meeting

**CORRESPONDENCE:** The New Jersey Planner

**NEW BUSINESS:**

**OLD BUSINESS:**

**REMINDER:**

**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  
OCTOBER 21, 2020 at 7:00PM**