

**MEETING MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, OCTOBER 21, 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	ABSENT
	MR. EARL GALLOWAY	ABSENT
	MR. MATTHEW NUZZO	PRESENT
	MR. TIM HART	PRESENT-ARRIVED 7:23PM
	MR. THOMAS BRESNAHAN - ALTERNATE I	PRESENT
	MR. WILLIAM OTTE – ALTERNATE II	ABSENT
	VACANT	
	MR. MICHAEL MATELSKI – ALTERNATE IV	ABSENT

ALSO PRESENT:

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

APPROVAL OF MINUTES:

October 7, 2020 Regular Meeting
Mr. Amato and Mr. Matelski were absent.

Motion: Nuzzo Second: Haggas To: Approve the minutes of October 7, 2020

RCV : Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. Nuzzo - yes ;Mr. Bresnahan - yes ;

APPLICATIONS FOR PUBLIC HEARING:

Carried from October 7, 2020 due to improper notice

1. **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'.

Representative: Peter & Michelle Kelly, applicant were present.

The proposed 2 story addition is being proposed to add on to the home to accommodate the growth of their family with 2 daughters, house is 90% non-conforming lot on corner with 2 front setbacks. Home was believed to be built in the 1970's as a garage and proposed addition would add curb appeal. Applicant noted only 1 tree would need to be removed and it needed to be removed regardless due to power line conflict. Terry Brady pointed out 2 sheds that are non-conforming and would need to be moved to comply with zoning. Applicant was agreeable. Terry Brady asked if they were able to purchase additional property adjacent lots but the neighbors lot sizes are the same as applicant.

Exhibits: A1 – House Plans
A2 – House Pictures
A3 – Building Materials

Open to the Public: Seeing None

Motion: Amato Second: Haggas To: Approve the application with conditions

RCV : Mr. Haggas - yes ;Mr. Lopez - yes ;Mr. Nuzzo - yes ;Mr. Hart - yes ;Mr. Amato – yes;
Mr. Bresnahan - yes ;

Stafford Township Board of Adjustment – Meeting Minutes
October 21, 2020 – Regular Meeting

CORRESPONDENCE:

NEW BUSINESS:

OLD BUSINESS:

REMINDER:

Voucher(s) Payment:

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

AIF: Yes OPPOSE: No

Adjournment: 7:38 P.M.

Motion: Nuzzo Second: Lopez AIF: Yes

Respectfully Submitted,



Robin E. Bowles
Zoning Board Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
NOVEMBER 4, 2020 at 7:00PM**