

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

<u>ROLL CALL:</u>	MR. JEFF LOPEZ – CHAIRMAN	PRESENT
	MR. LOUIS AMATO - VICE CHAIRMAN	PRESENT
	MR. BRUCE HAGGAS	PRESENT
	MR. DOMINICK ROSS	PRESENT
	MR. EARL GALLOWAY	ABSENT
	MR. MATTHEW NUZZO	PRESENT
	MR. TIM HART	ABSENT
	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	ABSENT
Robert Mannix – Board Engineer	ABSENT

APPROVAL OF MINUTES:

November 4, 2020 Regular Meeting
Mr. Galloway and Mr. Matelski were absent.

Motion: Nuzzo Second: Haggas To: Approve the minutes of November 4, 2020

RCV: Mr. Haggas Yes;.Mr. Nuzzo Yes; Mr. Ross Yes ;Mr. Amato Yes ; Mr. Bresnahan Yes ;
Mr. Lopez Yes ;

APPLICATIONS FOR PUBLIC HEARING:

Carried from September 2, 2020

Request to Carry to December 2nd Via Email dated October 7th

Request to Carry to January 6, 2021 Via Letter dated November 25, 2020

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: Nuzzo Second: Amato To: Carry the application

RCV : Mr. Haggas -Yes ;Mr. Nuzzo - Yes ;Mr. Amato - Yes ; Mr. Bresnahan - Yes ;
Mr. Ross - Yes; Mr. Lopez – Yes;

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

CORRESPONDENCE: The New Jersey Planner

NEW BUSINESS:

OLD BUSINESS: 166 Route 9 Litigation Update (Terry Brady)

REMINDER:

Voucher(s) Payment:

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

AIF: Yes OPPOSE: No

Adjournment: 7:30 P.M.

Motion: Ross Second: Nuzzo AIF: Yes

Respectfully Submitted,



Robin E. Bowles
Zoning Board Secretary

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