MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, JANUARY 23, 2019
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. JEFFREY LOPEZ – CHAIRMAN	PRESENT
	MR. JAMES BREWSTER – VICE-CHAIRMAN	PRESENT
	MR. MICHAEL WILK	PRESENT
	MR. BRUCE HAGGAS	PRESENT
	MR. CHRISTOPHER SCHWAB	PRESENT
	MR. THOMAS KING	PRESENT
	MR. EARL GALLOWAY	PRESENT
	MR. NEIL ROBINSON - ALTERNATE I	PRESENT
	MR. TANEK HOOD – ALTERNATE II	PRESENT
	MR. MATTHEW NUZZO – ALTERNATE III	PRESENT
	MR. JASON HAYDEN – ALTERNATE IV	PRESENT

ALSO PRESENT: Terry Brady Esq., Board attorney, Robert Mannix, Maser Consulting,Board Engineer, Maryanne Keseday, Court Reporter

APPROVAL OF MINUTES:
January 9, 2019 Regular Meeting.

Motion: Mr. Hood Second: Mr. Wilk To: Approve the minutes of January 9, 2019

RCV: Mr. Wilk - yes :Mr. Haggas - yes ;Mr. Schwab - yes :Mr. King - yes ;
Mr. Galloway - yes ;Mr. Hood - yes ;Mr. Nuzzo - yes ;Mr. Hayden - yes ;

RESOLUTION OF APPROVAL:

No resolutions to approve

Z18-14, Continued public hearing from December 12, 2018

APPLICATIONS FOR PUBLIC HEARING

1. Z18-14 BERNARD ROTHMAN
176 EAST BAY AVENUE, BLOCK 230, LOT 1.01 IN THE MU ZONE

The applicant is seeking a Use variance to permit an auto repair and tire sale business in addition to U-Haul truck rental business. The proposed auto repair and tire sale business is not a permitted use in the MU Zone.

Mr. Lopez stepped down and out for this application, his business is within 200' of applicant
Representative: David Esposito, Esq. , Tiffany Morrisey, PP, John Harris, 29 Forest Court, Tabernacle, Registered Architect, applicant Bernard Rothman was present

Exhibit A-1, revised plans

Ms. Morrissey spoke of the positive and negative criteria of this use Variance. Improvements include adding buffers and landscaping to surrounding properties. All auto repairs will be held indoors, no noise would be heard outside.
Mr. Harris suggests that this building is perfect for the use requested and is a favorable location.
Mr. Rothman said Taylor rental will remain to rent only the smaller tools.

Open to the public: Thomas Blackmore , 13 North Union, Seems there is a lot of work going on there also considering nothing has been approved. Mr. Donald Haines, owns Mastercraft, 228 East Bay Avenue, should have a site plan for the public to look at, doesn't know how the board can even hear this application without it. Maria Widmer, 30 Parker Street, house is in between the two lots in the back. Strongly objects to this change of use application being approved. This will change the peace and quiet of her home. Gina Giordano, 158 East Bay Avenue, agrees with Maria. The old owner Lou only had a handful of Uhaul trucks, the new owner has moved a lot of items moved on the property and many more Uhaul trucks. Really against this change of use.

Motion: Mr King Second: Mr. Haggas Deny the application

Mr. King, Mr. Galloway, Mr. Hayden and Mr. Haggas listened to the December 12, 2018 hearing and is eligible to vote.
RCV: Mr. Brewster - yes :Mr; Haggas - yes ;Mr. Wilk - yes ;Mr. King - yes ;
Mr. Galloway - yes ;Mr. Hayden - yes ;Mr. Robinson - yes ;

CORRESPONDENCE: Please check your folders :
NEW BUSINESS:
OLD BUSINESS:

Voucher(s) Payment:

Motion: Mr. Schwab Second: Mr. Galloway AIF: aye OPPOSE: no

Adjournment: **9:07** P.M.

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

Respectully Submitted,

Linda Yockachonis
Stafford Township Zoning Board of Adjustment

NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT IS FEBRUARY 27, 2019 at 7:00PM