

**MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, MARCH 27, 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.

<u>ROLL CALL:</u>	MR. JEFFREY LOPEZ – CHAIRMAN	PRESENT
	MR. JAMES BREWSTER – VICE-CHAIRMAN	PRESENT
	MR. MICHAEL WILK	PRESENT
	MR. BRUCE HAGGAS	PRESENT
	MR. CHRISTOPHER SCHWAB	ABSENT
	MR. THOMAS KING	PRESENT
	MR. EARL GALLOWAY	PRESENT
	MR. NEIL ROBINSON - ALTERNATE I	ABSENT
	MR. TANEK HOOD – ALTERNATE II	PRESENT
	MR. MATTHEW NUZZO – ALTERNATE III	ABSENT
	MR. JASON HAYDEN – ALTERNATE IV	PRESENT

ALSO PRESENT: Terry Brady, Esq., Board Attorney ; Maryann Keseday, Court reporter
Robert Mannix – Board Engineer

APPROVAL OF MINUTES:

March 13, 2019 Regular Meeting.

Motion: Mr. Hood Second: Mr. Galloway To: Approve the minutes of March 13, 2019

RCV: Mr. Haggas - yes ; Mr. King - yes ; Mr. Hood - yes ; Mr. Hayden - yes ;
Mr. Lopez - yes ;

RESOLUTION OF APPROVAL:

1. **Z15-44 621 EAST BAY AVENUE LLC – Field Change #2**
621 East Bay Avenue, Block 158, Lot 7

Motion: Mr. Haggas **Second:** Mr. Hayden **Approve the resolution**

RCV: Mr. Haggas - yes ; Mr. King - yes ; Mr. Hood - yes ; Mr. Hayden - yes ;
Mr. Lopez - yes ;

2. **Z19-01 MICHAEL AND LAUREN GONDEVAS**
27 Peggy Lane, Block 147.44, Lot 493

Motion: Mr. Hood **Second:** Mr. Hayden **Approve the resolution**

RCV: Mr. Haggas - yes ; Mr. King - yes ; Mr. Hood - yes ; Mr. Hayden - yes ;
Mr. Lopez - yes ;

3. **Z19-05 DOMINICK ROSS**
817 NORTH MAIN STREET, BLOCK 296, LOT 8.01

Motion: Mr. King **Second:** Mr. Hood **Approve the resolution**

RCV: Mr. Haggas - yes ; Mr. King - yes ; Mr. Hood - yes ; Mr. Hayden – yes ;
Mr. Lopez - yes ;

APPLICATION FOR PUBLIC HEARING:

1. **Z19-03 DANIEL AND MARY KIENSICKI**
2557 SECOND AVENUE ,BLOCK 302, LOT 9 in the RR-2 ZONE

Applicant is applying for variance relief to permit the construction of a new single family dwelling requiring a lot area variance, proposing 2800 sq ft, where 4000 sq ft is required. A lot depth of 56' where 80' is required. A front yard setback of 18' where 20' is required, a rear yard setback of 6.4' where 20' for the home and 10' is required for the deck and a building height of 30.6' where 24.6' is required.

Representative: Stu Snyder, Esq. – 2100 Long Beach Blvd, Surf City; Michael D. Fasey and Associates, land surveyor and planner, 231 Falcon Drive, Little Egg Harbor, NJ 08087, Mrs. Kiensicki was present

Exhibits: A-1, revised survey, A-2, response from lot 7, abutting lot letter, A-2 response from lot 8, abutting lot letter.

Stafford Township Board of Adjustment - Agenda
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Mrs. Kiensicki stated they are building a small and modest home.

Mr. Fasey testified the property is in an older subdivision.

Neighboring property owners were contacted by applicant asking if they would be interested in selling their property or a portion of to the applicant to make their lot more conforming. The owner of lot 7 did not make a price offering nor did the other abutting property owners make an offer to purchase. They are proposing to build the home on pilings to be able to park underneath. Applicants did agree to lower the height of the lowest member of the house and roof pitch in order to reduce the requested height variance 28.6.

Open to the public: Susan Ludwig, 2556 Second Avenue, wants to know how allowing them to build a home will not overshadow and does not want to look at some big house. Robert Dryar, 2545 Second Avenue, is not in favor of this new home being built. Mike Sliwowski, 2556 First Avenue, says this home is going to directly impact him, air/light and runoff. Says its been a vacant lot and holds much of the water when it floods. Ms Ludwig came up again and was concerned about the terrapin laying their eggs in that lot.

Motion: Mr. Brewster Second: Mr. Wilk Approve the application/with conditions

RCV: Mr. Wilk - yes ;Mr. Haggas - yes ;Mr. King - yes ;Mr. Galloway - yes ;
Mr. Hood - yes ;Mr. Lopez - yes ;Mr. Brewster - yes ;

CORRESPONDENCE: Please check your folders :

NEW BUSINESS:

OLD BUSINESS:

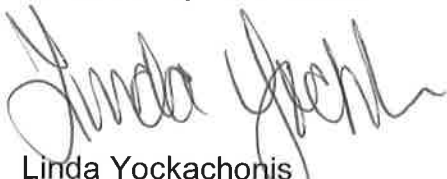
Voucher(s) Payment:

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

Adjournment: P.M.

Motion: Mr. Hood Second: Mr. Wilk AIF: aye

Respectfully Submitted,



Linda Yockachonis
Zoning Board of Adjustment Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT IS
APRIL 10, 2019 at 7:00PM**