

**MINUTES  
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MUNICIPAL BUILDING  
260 EAST BAY AVENUE  
WEDNESDAY, SEPTEMBER 25, 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.

Per Resolution 2019-249 adopted by the Stafford Township Council on September 3, 2019, Zoning Board member, Matthew Nuzzo was appointed to regular member and Dominic Ross was appointed to Alternate III. New members were sworn in.

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

**ALSO PRESENT:** Terry Brady, Esq. – Board Attorney; Maryanne Keseday – court reporter  
Robert Mannix – Maser consulting, Board engineer

**APPROVAL OF MINUTES:**

August 28, 2019 Regular Meeting.

Motion: Mr. Hood    Second: Mr. Nuzzo    To: Approve the minutes of August 28, 2019

**RCV:** Mr. Wilk - yes ;Mr. Haggas - yes ;Mr. Hood - yes ;Mr. Nuzzo - yes ;

**RESOLUTION OF APPROVAL:**

1. **Z19-02 THOMAS AND JESSICA SCANGARELLO**  
**568 EAST BAY AVENUE, BLOCK 229, LOT 44**

Motion: Mr. Wilk      Second: Mr. Nuzzo      To: Approve the resolution

**RCV:** Mr. Wilk - yes ;Mr. Haggas - yes ;Mr. Hood - yes ;Mr. Nuzzo - yes ;

**APPLICATION FOR PUBLIC HEARING:**

1. **Z19-13 VIRGINIA G. EISMANN**  
**16 FOURTH STREET, BLOCK 305, LOT 10 in the MU/PA ZONE**

Applicants are applying for numerous bulk variance to build a new home. Lot area required is 4000, proposing 1800. Lot width required is 50, proposed 30. Lot depth is 80, proposed 60. A variance for height is also required due to lot size, required is 15.75' proposed 32', short 16.25

**Representative:** Applicant Virginia Eisman was present and sworn in, asked witness Bruce Jacobs from Gravatt Engineering to testify

Mr. Jacobs explained the existing house is to be torn down. Because of the unique shape being 1800 sq ft, this new construction will need a height variance. Applicants would like to raise house high enough to put a car under. It will be similar in height to other homes in area. All the others are 30'-34', they are asking for 32' and will comply with fema regulations and will be smaller footprint of other houses.

**Exhibit A-1** – photos of 1<sup>st</sup> page existing home southside, rear view of house.

**Open to public:** seeing none

Motion: Mr. King      Second: Mr. Wilk      Approve the application

**RCV:** Mr. Wilk - yes ; Mr. Haggas - yes ;Mr. King - yes ;Mr. Hood - yes ;  
Mr. Nuzzo - yes ;Mr. Brewster - yes ;Mr. Ross - yes ;

Stafford Township Board of Adjustment - Minutes  
September 25, 2019 – Regular Meeting

**CORRESPONDENCE:** Please check your folders:

**NEW BUSINESS:**

**OLD BUSINESS:**

**NJ STATE LEAGUE OF MUNICIPALITIES CONFERENCE, November 19, 20 and 21, 2019**

**Voucher(s) Payment:**

Motion: Mr. Hood

Second: Mr. Wilk

AIF: aye

OPPOSE: no

**Adjournment:** 7:25 P.M.

Motion: Mr. Wilk

Second: Mr. Brewster

AIF: aye

Respectfully Submitted,



Linda Yockachonis  
Zoning Board of Adjustment Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT IS  
OCTOBER 9, 2019 at 7:00PM**