

**MEETING MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, MARCH 17, 2021
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

SWEARING OF BOARD MEMBERS:

Michael Matelski – Absent/Swear in at a later date

<u>ROLL CALL:</u>	MR. JEFF LOPEZ – CHAIRMAN	PRESENT
	MR. LOUIS AMATO - VICE CHAIRMAN	PRESENT
	MR. THOMAS BRESNAHAN	PRESENT
	MR. GREGORY GUIDO	PRESENT
	MR. BRUCE HAGGAS	PRESENT
	MR. MATTHEW NUZZO	PRESENT
	MR. DOMINICK ROSS	ABSENT
	MR. ROBERT KOKAI – ALTERNATE I	PRESENT
	MR. WILLIAM OTTE – ALTERNATE II	PRESENT
	MR. MICHAEL MATELSKI – ALTERNATE III	ABSENT
	VACANT – ALTERNATE IV	

ALSO PRESENT:

Joe Coronato Jr. – Board Attorney	PRESENT
Robert Mannix – Board Engineer	PRESENT
M. Darlene Engel -	PRESENT

Stafford Township Board of Adjustment – Meeting Minutes
March 17, 2021 – Regular Meeting

APPROVAL OF MINUTES:

March 3, 2020 Regular Meeting
Mr. Guido, Mr. Nuzzo and Mr. Matelski were absent.

Motion: Kokai Second: Amato To: Approve the minutes of March 3, 2021

RCV: Mr. Amato - Yes ; Mr. Bresnahan - Yes ; Mr. Haggas - Yes ; Mr. Lopez – Yes ;
Mr. Kokai – Yes ; Mr. Otte - Yes

RESOLUTION OF APPROVAL:

1. **Z21-02 JOHN GOSLINE**
620 BEACH AVENUE, BLOCK 296, LOT 45, ZONE P

Motion: Amato Second: Otte To: Approve the resolution

RCV : Mr. Amato - Yes ; Mr. Bresnahan - Yes ; Mr. Haggas - Yes ; Mr. Lopez – Yes
Mr. Kokai - Yes ; Mr. Otte - Yes :

2. **Z19-14 166 ROUTE 9 LLC.**
166 SOUTH MAIN STREET, BLOCK 123, LOT 8.01

Motion: Nuzzo Second: Amato To: Approve the revised resolution of denial

RCV : Mr. Amato - Yes ; Mr. Bresnahan - Yes ; Mr. Nuzzo - Yes ; Mr. Otte - Yes :

APPLICATIONS FOR PUBLIC HEARING:

3. **Z20-16 DOMINICK & MARISA ROSS**
VACANT LAND ON ROUTE 72, BLOCK 14, LOT 1 IN THE FA ZONE

Application deemed incomplete – see attached email from Robert Mannix dated
January 15, 2021
Request to Carry from February 3, 2021 via Email dated January 20, 2021 (No new notice
required) to March 3, 2021
Request to Carry to March 17, 2021 via Email dated March 1, 2021

Applicant is requesting a variance for minimum lot area.

Representative: Attorney - Michael York
Engineer – Robert Woodcock

Exhibits: None

Open to the Public: Seeing none

Continued

**3. Z20-16 DOMINICK & MARISA ROSS
VACANT LAND ON ROUTE 72, BLOCK 14, LOT 1 IN THE FA ZONE**

Property is an undersized lot of 15 acres. Property is located in western side of township in the FA Zone which requires 17 acres. The applicant would like to build a new single family dwelling with well and septic. Pinelands is required and no bulk variances are required. State DOT will need approval for driveway access. Applicant has owned land for 13 years.

Motion: Kokai Second: Haggas To: Approve the application

RCV : Mr. Amato - Yes ; Mr. Bresnahan - Yes ; Mr. Guido – Yes ; Mr. Haggas - Yes ;
Mr. Lopez - Yes ; Mr. Nuzzo – Yes ; Mr. Kokai - Yes ; Mr. Otte - Yes ;

CORRESPONDENCE:

NEW BUSINESS: New Jersey Planner

OLD BUSINESS:

REMINDER:

Voucher(s) Payment:

Motion: Kokai Second: Guido Approve the voucher (s)

AIF: Yes OPPOSE: No

Adjournment: **7:20 PM**

Motion: Otte Second: Nuzzo AIF: Yes

Respectfully Submitted,



Robin E. Bowles
Zoning Board Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
APRIL 7, 2021 at 7:00PM**