

**MEETING MINUTES
STAFFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, FEBRUARY 2, 2022
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. JEFF LOPEZ - PRESENT
MR. LOU AMATO - PRESENT
MR. TOM BRESNAHAN – PRESENT
MR. GREGORY GUIDO - PRESENT
MR. BRUCE HAGGAS - PRESENT
MR. DOMINICK ROSS - PRESENT
VACANT – REGULAR MEMBER
MR. ROBERT KOKAI - ALTERNATE I - PRESENT
MR. WILLIAM OTTE – ALTERNATE II - PRESENT
MR. RUSSELL DAVIS – ALTERNATE III - PRESENT
MR. CHRIS DARCONTE – ALTERNATE IV - PRESENT

ALSO PRESENT:

Terry Brady, Esq. – Board Attorney

Stafford Township Board of Adjustment – Meeting Minutes
February 2, 2022 – Regular Meeting

APPROVAL OF MINUTES:

January 19, 2022 Reorganization & Regular Meeting
Mr. Bruce Haggas absent.

Motion: Kokai Second: Guido To: Approve the minutes of January 19, 2022

RCV : Mr. Amato - Yes ; Mr. Bresnahan - Yes ; Mr. Guido - Yes ; Mr. Lopez - Yes ;
Mr. Ross - Yes ; Mr. Kokai - Yes ; Mr. Otte - Yes ; Mr. Davis - Yes ; Mr. DarConte - Yes ;

RESOLUTIONS FOR APPROVAL:

1. **Z21-07 LEROY TRUEX**
1041 MAIN STREET, BLOCK 133, LOT 24.02 IN THE R-A4 ZONE

Motion: Amato Second: Otte To: Approve the resolution

RCV : Mr. Amato - Yes ; Mr. Bresnahan - Yes ; Mr. Lopez - Yes ; Mr. Ross - Yes ;
Mr. Kokai - Yes ; Mr. Otte - Yes ; Mr. Davis - Yes ;

***Gregory Guido – Recused himself**

2. **Z21-09 JOHN & NANCY YODER**
711 CEDAR RUN DOCK ROAD, BLOCK 133, LOT 89 IN THE RMC ZONE

Motion: Guido Second: Kokai To: Approve the resolution

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

APPLICATIONS FOR PUBLIC HEARING:

**Carry to March 2, 2022 per letter emailed on January 25, 2022 from Rich Visotcky
Carried from December 15, 2021**

1. **Z21-08 RAYMOND J. DAVIS**
43 RAILROAD AVENUE, BLOCK 300, LOT 25 IN THE RA ZONE

Applicant is demolishing existing non-conforming residence and construction of new two-story single family home. Applicant is seeking a variance for lot area, lot width, front yard setback and combined side setback.

Motion: Amato Second: Ross To Carry the application:

RCV : Mr. Amato - Yes ; Mr. Bresnahan - Yes ; Mr. Guido - Yes ; Mr. Haggas - Yes ;
Mr. Lopez - Yes ; Mr. Ross - Yes ; Mr. Kokai - Yes ; Mr. Otte - ; Mr. Davis - ;
C. DarConte -

*** Not at testimony meeting, listened to tape & certified to vote: Mr. Guido & Mr. Kokai**

Stafford Township Board of Adjustment – Meeting Minutes
February 2, 2022 – Regular Meeting

CORRESPONDENCE:

NEW BUSINESS:

OLD BUSINESS:

Voucher(s) Payment:

Motion: Bresnahan **Second:** Haggas Approve/Deny the voucher (s)

RCV : AIF: Yes **OPPOSE:** No

Adjournment: 7.13 P.M.

Motion: Amato **Second:** Davis **AIF:** Yes

Respectfully Submitted,



Robin E. Bowles
Zoning Board Secretary

**NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
FEBRUARY 16, 2022 at 7:00PM**