

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

ALSO PRESENT:

Terry Brady, Esq. – Board Attorney
Robert Mannix – Board Engineer
M. Darlene Engel – Court Reporter

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

APPROVAL OF MINUTES:
February 2, 2022 Regular Meeting

Motion: Davis **Second:** Guido **To:** Approve the minutes of February 2, 2022

RCV : Mr. Bresnahan - Yes ; Mr. Guido - Yes ; Mr. Haggas - Yes ; Mr. Davis - Yes ;
Mr. DarConte - 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: Davis **Second:** Bresnahan **To:** Carry the application to April 6, 2022
No new notice required

RCV : Mr. Bresnahan - Yes ; Mr. Guido - Yes ; Mr. Haggas - Yes ; Mr. Davis - Yes ;
C. DarConte - Yes ;

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

2. Z21-10 PKN DEVELOPMENT
821 BUCCANEER LANE, BLOCK 44.61, LOT 12 IN THE R-90 ZONE

Applicant is proposing to construct a 2-story single family dwelling that requires a variance for front yard setback.

Motion: Bresnahan **Second:** Darconte To Approve the application
*Tom Bresnahan approval subject to provisions of deed note with no fence, drainage calculations and design notations and waiver for the provision for sidewalk.

RCV : Mr. Bresnahan - Yes ; Mr. Guido - Yes ; Mr. Haggas - Yes ; Mr. Davis - Yes ;
C. DarConte - Yes ;

Representatives: Attorney: Michael A. Jedziniak, Engineer: Jeff Daum & Peter Kania/PKN
Exhibits: A1 Aerial Map, A2 Roof recharge/Detail, A3 Variance plan, A4 Rending of House
Public: None

There was a prior approval for the front yard setback variance in 2010 on the property that expired. Significant wetlands due to the lake. Proposed home fits in the neighborhood of Ocean Acres. A deed note would be required vs. deed restriction or fence.

CORRESPONDENCE:

NEW BUSINESS: NJ Planner

OLD BUSINESS: Update on applications Soto, Treadwell, Hanneman and Mel John

Voucher(s) Payment:

Motion: Davis **Second:** Guido Approve/Deny the voucher (s)

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

Adjournment: 7.58 P.M.

Motion: Guido **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**