

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

Thursday, March 22, 2012

**Manchester Township Municipal Building  
1 Colonial Drive, Manchester, NJ**

**MINUTES OF MEETING**

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 7:10 p.m. by Chairwoman Linda Fazio.
2. This meeting had been duly advertised, filed and posted in accordance with the Open Public Meetings Act.
3. A Pledge of Allegiance and Salute to the Flag.
4. Roll Call:  
Members Present: P. Salvia, W. Cook, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen  
  
Members Absent: T. Umlauf  
  
Also Present: C. Reid, Attorney

Administrative Session:

**Payment of Bills:**

**RFP #14780** for T & M Associates in the amount of \$1036.75 for Case 1051  
**RFP #14781** for T & M Associates in the amount of \$71.50 for Case 0925-0892  
**RFP #14774** for T & M Associates in the amount of \$178.75 for Case 1172  
**RFP #14773** for T & M Associates in the amount of \$214.72 for Case 1175  
**RFP #14772** for T & M Associates in the amount of \$178.75 for Case 1278  
**RFP #14776** for T & M Associates in the amount of \$214.83 for Case 1170  
**RFP #14775** for T & M Associates in the amount of \$143.00 for Case 1171  
**RFP #14782** for T & M Associates in the amount of \$1174.00 for General Board Matters  
**RFP #14779** for T & M Associates in the amount of \$214.50 for Case 1040  
**RFP #14778** for T & M Associates in the amount of \$4338.58 for Case 1162  
Mr. Cook asked that RFP #14777 be pulled; there is a discrepancy in the invoice itemization.

Bills were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro.

**ROLL CALL VOTE:** K. Vaccaro, yes; W. Cook, yes; H. Glen, yes; P. Salvia, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

**Correspondence:** The Secretary stated she received a letter from Mr. Todd Jerman asking that Case 1175 be carried to the 4/26/12 meeting.

Received a letter from Mr. Jeff Jerman with regard to the resolution for Case 1040 waiving time limits for the Board to act & carrying it to the 4/26/12 meeting.

Received a copy of a letter from Marianne Borthwick with regard to the undersized lots in Pine Lake Park.

**Professional Reports:** Mr. Reid has nothing at this time.

Memorialization of a resolution of a variance approval for the construction of a single family dwelling on a lot having a lot width of 92.38 feet where 100 feet is required and a lot frontage of 83.42 feet where 100 feet is required. Applicant: Jeffrey Jerman. Approved at the December 8, 2011 meeting. Case 1040 *Carried from the January 26 & February 23, 2012 meetings.*

This resolution was **CARRIED to the April 26, 2012 meeting** on motion by W. Cook and seconded by M. Dwyer. All in favor. A waiver of time was given.

Memorialization of a resolution of a variance denial for the construction of a single family dwelling on a lot having a lot area of 7,500 square feet where 10,000 square feet is required; an improvable lot area of 4,225 square feet where 5,800 square feet is required; a lot width of 75 feet where 100 feet is required; and a lot frontage of 75 feet where 100 feet is required. Block 1.203 Lot 15 Applicant: Lisa Duerkes. Denied at the February 23, 2012 meeting. Case 1172

This resolution was **APPROVED** on motion by M. Dwyer and seconded by K. Vaccaro.

Mr. Dwyer stated the reason he voted to deny the application was the Board should have had more information on the market value. It would have been better if a professional came to explain what they felt the market value was, the Board felt the market value was less than what they said. He also didn't feel the house fit into the neighborhood; he feels they should have considered a one-story house as opposed to a two-story house.

Mrs. Vaccaro stated the reason she voted to deny the application was because of the value of the land. The market value was never established, no real market value was given. She feels they should've had it appraised properly so they could take that into consideration. The size of the house did not fit into the surrounding area; it didn't work well in the area.

Mr. Hankins stated the reason he voted to deny the application was because his general reasons as he has stated in previous applications. Specifically to this case he feels it would be detrimental to the zone plan. The hardship seemed to be a gray area; he feels she created her own hardship. There was no real back and forth with the buy/sell, he was not happy with her attempts.

**ROLL CALL VOTE:** M. Dwyer, yes; K. Vaccaro, yes; J. Hankins, yes.

A copy of the approved resolution is attached.

**Case 1175**

Todd Jerman  
10 Cupsaw Drive  
Ringwood, NJ 07456

Block 1.302 Lots 19-21  
Wellington & Manchester  
R-10 Zone

Mr. Jerman needs a variance for the construction of a single family dwelling on a lot having a lot area of 7,500 square feet where 10,000 square feet is required; an improvable

lot area of 2,600 square feet where 5,800 square feet is required; a lot width of 75 feet where 100 feet is required; and a lot frontage of 75 feet where 100 feet is required.

This application was **CARRIED to the April 26, 2012 meeting** on motion by W. Cook and seconded by K. Vaccaro. All in favor.

<b>Case 1162</b>	Manchester Rehab Realty, LLC 485 River Road Lakewood, NJ 08701	Block 21 Lots 1 & 2 3086 Ridgeway Road R-40 Zone
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This application is for a use variance and preliminary & final site plan approval to construct a skilled nursing facility where the proposed use is not permitted. ***This application has been CARRIED to the April 26, 2012 meeting.***

**Adjournment:** The meeting was adjourned at 7:20 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia  
Secretary