

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, April 23, 2015

**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 7:00 p.m. by Vice-Chairwoman Karen Vaccaro.
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. Followed by a moment of silence for Corporal Scott Thompson also retired Lieutenant William Cooper.
4. Roll Call:
Members Present: F. Finn, H. Glen, P. Salvia, K. Vaccaro, J. Hankins, P. Ward

Members Absent: L. Fazio, M. Dwyer, R. Maloney

Also Present: C. Reid, Attorney
R. Mullin, Engineer

Administrative Session:

Approval of Minutes: The minutes for the March 26, 2015 Meeting were **APPROVED** on motion by J. Hankins and seconded by P. Ward. All in favor.

Payment of Bills:

RFP #TM272271 for T & M Associates in the amount of \$511.28 for Case 1423

RFP #TM269842 for T & M Associates in the amount of \$1224.00 for Case 1423

RFP #TM272369 for T & M Associates in the amount of \$3098.36 for Case 1531

RFP #TM272274 for T & M Associates in the amount of \$612.00 for Case 1532-0755

RFP #TM272267 for T & M Associates in the amount of \$1453.50 for General Board Matters

RFP #TM272269 for T & M Associates in the amount of \$665.77 for Case 0767

RFP #TM272270 for T & M Associates in the amount of \$38.25 for Case 1429

RFP #TM272273 for T & M Associates in the amount of \$42.43 for Case 1428

RFP #11471 for Rumpf Reid Dolcy in the amount of \$1320.00 for Case 1425

RFP #11401 for Rumpf Reid Dolcy in the amount of \$780.00 for Case 1531

RFP #11402 for Rumpf Reid Dolcy in the amount of \$720.00 for Case 1429

Bills were **APPROVED** on motion by P. Ward and seconded by K. Vaccaro.

ROLL CALL VOTE: P. Ward, yes; K. Vaccaro, yes; F. Finn, yes; H. Glen, yes; P. Salvia, yes; J. Hankins, yes.

Correspondence: The Secretary has nothing at this time.

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

Memorialization of a resolution of minor site plan approval for the installation of a permanent standby natural gas generator. Applicant: Quick Chek. Block 30 Lot 636, 3001 Ridgeway Road. Approved at the March 26, 2015 meeting. Case 1429

This resolution was **APPROVED** on motion by M. Dwyer and seconded by F. Finn.

ROLL CALL VOTE: J. Hankins, yes; P. Salvia, yes; F. Finn, yes; H. Glen, yes; K. Vaccaro, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a use variance (expansion of a non-conforming use) and site plan approval relative to an existing nursing and rehabilitation facility for a 1,250 square foot addition containing an indoor therapy pool. Applicant: Arista Care at Manchester. Block 51.06 Lot 109, 1770 Tobias Avenue. Approved at the March 26, 2015 meeting. Case 1531

This resolution was **APPROVED** on motion by J. Hankins and seconded by P. Salvia.

ROLL CALL VOTE: J. Hankins, yes; P. Salvia, yes; F. Finn, yes; H. Glen, yes; K. Vaccaro, yes.

A copy of the approved resolution is attached.

Case 1533

Robert & Jeanne Godwin
61 Mansfield Avenue
Manchester, NJ 08757

Block 52.42 Lot 15
61 Mansfield Avenue
Leisure Knoll
RC Zone

Mr. & Mrs. Godwin need a variance to allow the construction of a 12' x 18' three-season room over an existing concrete slab at the rear of a dwelling having a 14' rear yard setback where 20' is required. Robert was sworn in by Mr. Reid. There is an existing room is 30 years old, but it is small 7' x 11', leaking the past 5 years & is getting mold. His wife is in the early stages of Parkinson's and she likes to enjoy the sun without going outside. The room will be built around the existing chimney. The existing sunroom/greenhouse will be removed. The existing patio is 10' x 16' and the existing room sits on it with a little space. He would like to extend the patio so as to have concrete on both sides of the room. The patio would be the whole length of the house, 32' and it would extend out the rear 15' which would give him 3' to walk around. The enclosure will be 12' x 18' and will be centered on the house. Mr. Mullin asked that when they apply for the permits that all the numbers match to what they propose to do. There will be downspouts on the room at least 1 maybe 2. William Sharkey, Porch King the contractor was sworn in by Mr. Reid. He will put at least 1 downspout possibly 2 if needed. There are similar rooms in the area. The room will not have heat. There will be a ceiling fan & electrical outlets. The room will match the existing house. The existing

A/C unit will be moved to the left side of the house. He did receive approval from the homeowner's association.

Mrs. Vaccaro opened this portion of the meeting to the public. There being no public participation at this time, this portion of the meeting was closed.

This application was **APPROVED** on motion by J. Hankins and seconded by F. Finn.

ROLL CALL VOTE: J. Hankins, yes; F. Finn, yes; H. Glen, yes; P. Salvia, yes; P. Ward, yes; K. Vaccaro, yes.

Case 1534

Anthony Zajac
800 Champlain Street
Toms River, NJ 08757

Block 1.174 Lot 1
800 Champlain Street
R-10 Zone

Mr. Zajac needs a variance to allow the construction of an 18' x 14' addition onto the rear of an existing dwelling having a 20' rear yard setback where 26' is required. Anthony was sworn in by Mr. Reid. He would like to construct a family room for his growing family. They need more room and don't want to move. The home doesn't have a basement. Mr. Mullin discussed his letter dated 4/7/15. The addition will go behind the dining room, the existing sliding door will be removed giving access into the addition. The room will extend behind the garage and step in 1-1/2 feet from the side of the house. The addition on the 8th Avenue side will be in about one foot further than the house. The siding & roof will match the existing home. The roof line will match the existing home. He will be installing gutters and downspouts. Mr. Mullin explained he will have to install a drywell and tie the downspouts into that. He had no problem with that. There will be 2 windows on the rear of the addition, no windows on the 8th Avenue side. The sliding door will be relocated to the side of the addition and go out to an on-grade patio. It will be inside his back yard, you won't be able to see that from the road.

Mrs. Vaccaro opened this portion of the meeting to the public. There being no public participation at this time, this portion of the meeting was closed.

Conditions: install drywell

This application was **APPROVED with conditions** on motion by F. Finn and seconded by P. Salvia.

ROLL CALL VOTE: F. Finn, yes; P. Salvia, yes; H. Glen, yes; J. Hankins, yes; P. Ward, yes; K. Vaccaro, yes.

Adjournment: The meeting was adjourned at 7:35 p.m. on motion by J. Hankins and seconded by P. Ward. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary