

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, August 28, 2014**

**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, H. Glen  
  
Members Absent: T. Umlauf, M. Dwyer, P. Ward  
  
Also Present: C. Reid, Attorney  
R. Mullin, Engineer

**Administrative Session:**

**Approval of Minutes:** The Minutes for the July 24, 2014 meeting were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro. All in favor.

**Payment of Bills:**

**RFP #18290** for T & M Associates in the amount of \$1415.25 for General Board Matters

**RFP #18291** for T & M Associates in the amount of \$306.00 for Case 1172 (Wladczyk) was Duerkes

**RFP #18292** for T & M Associates in the amount of \$306.00 for Case 1175 (Wladczyk) was Jerman

**RFP #18293** for T & M Associates in the amount of \$38.25 for Case 1406

**RFP #18295** for T & M Associates in the amount of \$191.25 for Case 1410

**RFP #19990** for T & M Associates in the amount of \$651.02 for General Board Matters

**RFP #19991** for T & M Associates in the amount of \$191.25 for Case 1410

**RFP #19992** for T & M Associates in the amount of \$153.00 for Case 1414

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

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

**Correspondence:** The Secretary stated she received a copy of Ordinance #14-248 from the Clerk's office for information

Memo from the Mayor regarding proposed zoning changes that will be taking effect

Memo from the Clerk's office regarding proposed Ordinances 14-015, 14-016, and 14-017

**Professional Reports:** Mr. Reid has nothing at this time.  
Mr. Mullin 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 150 feet where 200 feet is required and a lot frontage of 149.7 feet where 200 feet is required. Applicant: Louis & Lisa Lawson, Block 56 Lot 686, Torry Avenue & Ridgeway Road. Approved at the July 24, 2014 meeting. Case 1412

This resolution was **APPROVED** on motion by W. Cook and seconded by K. Vaccaro.

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

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to erect a temporary sales sign on the lot where off-site signage promoting or advertising a business not on the same lot is not permitted; and ground mounted signs are to be set back a minimum of ½ the required principal building setback or not less than 50 feet, the proposed sign has a front yard setback of 15 feet. Applicant: D.R. Horton, Inc., Block 43.04 Lot 17, Hwy 37. Approved at the July 24, 2014 meeting. Case 1414

This resolution was **APPROVED** on motion by W. Cook and seconded by P. Salvia.

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

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval for the construction of a 16' x 12' patio cover over an existing concrete slab at the side of the dwelling having 28 feet between buildings where 40 feet is required. Applicant: Oscar Morua, Block 75 Lot 85, 3A Columbus Blvd. Approved at the July 24, 2014 meeting. Case 1415

This resolution was **APPROVED** on motion by W. Cook and seconded by K. Vaccaro.

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

A copy of the approved resolution is attached.

<b>Case 1418</b>	KST Contracting 925 Wellington Avenue Toms River, NJ 08757	Block 68 Lot 3 4043 Ridgeway Road PR-40 Zone
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This application is for a use variance (mixed use) to construct a 3,500 square foot contractor's storage/maintenance building, material/vehicle storage and a parking area, along with associated site improvements. There is an existing single family dwelling on the lot. Dina Vicari, attorney for the applicant was present. Mr. Reid stated that we just found out at the beginning of the meeting that we were not going to have a full complement of the Board. He apologized to Ms. Vicari and her applicant for this. She stated they wish to wait until there is a fuller Board for the application to be heard. She does waive all time restraints.

This application was **CARRIED to the September 25, 2014 meeting** on motion by W. Cook and seconded by K. Vaccaro. No further notice will be given.

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

<b>Case 1416</b>	Robert Cherry, Jr. 1421 Zeppelin Avenue Whiting, NJ 08759	Block 99.210 Lot 4 1421 Zeppelin Avenue WTR-40 Zone
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Mr. Cherry needs a variance to allow the construction of a covered front porch onto an existing dwelling, having a 46.9' front yard setback where 50' is required. Robert Cherry was sworn in by Mr. Reid. He has lived in the township for 36 years. He has always wanted to put a porch on his house. He would like to put a porch on the front of his house to sit on at night to enjoy his yard. He would like the porch to be large enough to put a couple rocking chairs on it. He feels it would enhance the property. The porch will be coming out 8' from the front of his house. If he were to make the porch smaller to meet the setback, he wouldn't be able to use it for the purpose he wants. This porch will be similar to his neighbors. They did receive a variance for theirs as well. He is the original owner of the house. He will not have to remove any trees to construct the porch. All the existing landscaping will remain.

Mrs. Fazio 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 W. Cook and seconded by K. Vaccaro.

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

A resolution of approval was read into the record by Mr. Reid and **APPROVED** on motion by W. Cook and seconded by K. Vaccaro.

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

<b>Case 1417</b>	Kathy & Reinaldo Valentin 840 Birmingham Avenue Toms River, NJ 08757	Block 1.271 Lot 22 840 Birmingham Avenue R-10 Zone
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Mr. & Mrs. Valentin need a variance to allow the construction of second floor addition onto an existing dwelling having a 25.49' front yard setback where 30' is required. The applicant was not in attendance. The Board took a 5-minute recess at 7:30 to allow the contractor to get in touch with the applicant on motion by W. Cook and seconded by K.

Vaccaro. All in favor. The Board went back into session at 7:35 on motion by W. Cook and seconded by K. Vaccaro. All in favor. The contractor was not able to get in contact with the applicant at this time.

This application was **CARRIED to the September 25, 2014 meeting** on motion by W. Cook and seconded by L. Fazio. No further notice will be given.

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

Mr. Glen asked if the Board has to respond to Council on the Ordinances. The Secretary stated they were for informational purposes, she was not asked for a response. He also asked about the article in The Planner with regard to Bifurcation. Mr. Reid said he wasn't aware of the article, but would look into it & could discuss it at the next meeting.

**Adjournment:** The meeting was adjourned at 7:37 p.m. on motion by K. Vaccaro and seconded by W. Cook. All in favor.

Respectfully submitted,

Darlene E. Garcia  
Secretary