

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, December 14, 2017

**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 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: F. Finn, H. Glen, P. Salvia, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, W. Cook

Members Absent: C. Schwartz

Also Present: C. Reid, Attorney
P. Jeffery, Engineer

Administrative Session:

Approval of Minutes: The Minutes for the November 9, 2017 meeting were **APPROVED** on motion by M. Dwyer and seconded by F. Finn. All in Favor.

Payment of Bills:

RFP #27282 for T & M Associates in the amount of \$77.50 for Case 1787

RFP #27283 for T & M Associates in the amount of \$155.00 for Case 1792

RFP #27284 for T & M Associates in the amount of \$310.00 for Case 1793

RFP #27285 for T & M Associates in the amount of \$155.00 for Case 1795

RFP #27286 for T & M Associates in the amount of \$155.00 for Case 1796

RFP #27287 for T & M Associates in the amount of \$155.00 for Case 1797

RFP #27288 for T & M Associates in the amount of \$155.00 for Case 1798

RFP #27289 for T & M Associates in the amount of \$155.00 for Case 1799

Bills were **APPROVED** on motion by K. Vaccaro and seconded by M. Dwyer.

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

Correspondence: The Secretary received a letter from Mr. Alan Krupnick with regard to Case 1793.

The Secretary also received a letter from Mr. David Raport with regard to Case 1793

Certification that Linda Fazio has listened to the recordings and looked at all documentation with regard to Case 1793 so she is eligible to vote on that application this evening.

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

Case 1797

Robert Dudeck
17A Monticello Drive
Whiting, NJ 08759

Block 75 Lot 95.116
17A Monticello Drive
Co-Op 4
RC Zone

Mr. Dudeck needs a variance to allow the construction of a 10' x 22' patio cover on the north side of the existing dwelling having 30 feet between buildings where 40 feet is required. Mr. Robert Dudeck was sworn in by Mr. Reid. He would like to install a patio & have a roof over it so he can enjoy his yard. There are similar structures in the neighborhood. His property is rectangular, but the way the house is situated, the house next door is on a slant. The patio cover will be a wooden structure, the roof shingles will match the existing home. There will not be any walls, just a cover. It will make the home more aesthetically pleasing. It will not be is the light that already exists on the house. The roof will have gutters, but they won't impact the neighbors. The patio and cover will allow him to enjoy his yard while being block by the sun and rain. He has no future plans to enclose this structure.

Mrs. Fazio opened this portion of the meeting to the public. There being none at this time, this portion of the meeting was closed.

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

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

Case 1793

Jeffrey Jerman
PO Box 922
Pt. Pleasant, NJ 08742

Block 1.61 Lot 13
1316 Fourth Avenue
R-10 Zone

Mr. Jerman needs a variance to allow 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 available; a lot frontage of 75 feet where 100 feet is required; a lot width of 75 feet where 100 feet is required; and an improvable lot area of 4,225 square feet where 5,800 square feet is required. ***This application was carried from the October 26, 2017 and November 9, 2017 meetings.***

Mr. Jeff Jerman was sworn in by Mr. Reid. Mr. Reid stated the Board carried this application, there was a problem with the adjoining lot, they were trying to get prices so Mr. Jerman could buy the lot or not. Mr. Raport had suggested a swap at the last meeting. Mr. Jerman stated that the swap never happened. Mr. Jerman provided the letter from Mr. Krupnick, his expert, he is not here this evening. Mr. David Raport was sworn in by Mr. Reid. He is the Executor of the Estate. Mrs. Fazio asked Mr. Raport if he will be swapping the parcels of land that had been agreed to. Mr. Raport stated that he & Mr. Jerman did not come to a resolution. The Board requested a Comparative Market

Analysis from each at the last meeting. Mr. Raport did not provide that paperwork, he stated he has that with him this evening. Mr. Jerman doesn't feel it should be submitted at this time, he has not had time to look at it. Mr. Raport provided a printout from the MLS of the active & closed properties. That is not a comparative market analysis, the Board will not accept a printout. The analysis that Mr. Jerman provided from an expert the value is \$10,000. Mr. Reid suggested to Mr. Raport that he take another 5 minutes to maybe work something out with Mr. Jerman before the Board moves forward. The Board took a 5 minute recess at 7:30 on motion by K. Vaccaro and seconded by W. Cook. All in favor. The Board came back into session at 7:35 on motion by K. Vaccaro and seconded by W. Cook. All in favor. Mr. Raport stated they came up to some type of agreement to swapping parcels without the Board having to make any decisions. Mr. Jerman stated that they agreed to the swap. Mr. Raport will be giving Mr. Jerman Lot 16 of Block 1.61. Mr. Jerman will be giving Mr. Raport Block 1.303 Lot 3. Mr. Jerman would like the Board to approve a conditional variance in case this deal doesn't go through. The Board will carry this application once again to allow this process to move forward. If this swap does take place then there will be no need for the variance, if for some reason it doesn't take place the Board will then act on the request for the variances requested.

This application will be **CARRIED to the January 25, 2018 meeting** on motion by W. Cook and seconded by K. Vaccaro. A waiver of time has been given.

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

Adjournment: The meeting was adjourned at 7:50 p.m. on motion by J. Hankins and seconded by M. Dwyer. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary