

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, February 24, 2011

**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: T. Umlauf, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen

Members Absent: P. Salvia, W. Cook

Also Present: C. Reid, Attorney
R. Mullin, Engineer
5. Administrative Session:

Payment of Bills:

RFP #9807 for T & M Associates in the amount of \$643.50 for Case 1041

Bills were **APPROVED** on motion by K. Vaccaro and seconded by T. Umlauf.

ROLL CALL VOTE: K. Vaccaro, yes; T. Umlauf, yes; J. Hankins, yes; M. Dwyer, yes; H. Glen, yes; L. Fazio, yes.

Correspondence: The Secretary stated she received a letter from Mrs. Babinski Fairweather asking that Case 0612 be carried to the March 24, 2011 meeting. A waiver of time was given. in favor.

Professional Reports: Mr. Mullin has nothing at this time.
Mr. Reid discussed Case 1053 (see below)

Case 0612	A T & T Mobility 15 East Midland Avenue Paramus, NJ 07652	Block 99.161 Lot 6 Grant & Scranton Avenue WTR-40 Zone
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This application is for a Use Variance to erect a 170-foot tall monopole cell tower in a zone where the use is not permitted. The applicant is also requesting preliminary & final site plan approval for the proposed structure & appurtenant equipment.

This application was **CARRIED to the March 24, 2011 meeting** on motion by M. Dwyer and seconded by K. Vaccaro. All in favor. A waiver of time was given.

Memorialization of a resolution of a variance denial for a Use Variance to operate a solid waste management business where the use is not permitted in this zone. The applicant also requested preliminary and final site plan approval to modify the property to accommodate the proposed use. The Board, however, did not address the site plan portion of the application because the use variance was denied. Applicant: Rosoca Holdings, LLC. Denied at the April 19, 2010 meeting. Case 0913 This resolution was **CARRIED** to the March 24, 2011 meeting.

Memorialization of a resolution of a variance approval for the construction of a single family dwelling on a lot having a lot area of 20,577 square feet where 40,000 square feet is required; a lot width of 130.9 feet where 200 feet is required; an improvable lot area of 3,420 square feet where 18,700 square feet is required; and a front yard setback of 31 feet where 50 feet is required. Block 21 Lot 1701.04, 6 Shorin Way. Applicant: Daniel Sarama. Approved at the January 27, 2011 meeting. This resolution was **APPROVED** on motion by K. Vaccaro and seconded by T. Umlauf.

ROLL CALL VOTE: K. Vaccaro, yes; T. Umlauf, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Memorialization of a resolution of approval for preliminary & final site plan approval for the development of 2 buildings, a 5,350 square foot automotive tire & repair business and a 4,450 square foot multi-tenant retail building. Block 38 Lot 3.01, Route 37 & Farm Street. Applicant: Ocean Senior Living. Approved at the January 27, 2011 meeting. This resolution was **APPROVED** on motion by K. Vaccaro and seconded by M. Dwyer.

ROLL CALL VOTE: K. Vaccaro, yes; M. Dwyer, yes; T. Umlauf, yes; L. Fazio, yes.

Case 1053

Jeffrey Jerman
PO Box 355
Monmouth Beach, NJ

Block 1.241 Lots 29-31
Commonwealth Blvd
R-10 Zone

This application is 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; a lot width of 75 feet where 100 feet is required; a lot frontage of 75 feet where 100 feet is required; an improvable lot area of 4,225 square feet where 5,800 square feet is required.

Mr. Reid stated that he has a letter with regard to this Case. He spoke to Mr. Jerman earlier today in the fact that he had to send buy/sell letters and one of the adjoining property owners is the Township. The Township has a property change request form with an applicable fee to be paid to the township before they would start the process of any sort of property transaction. Mr. Jerman did not submit that form, he agreed that he would submit the form and the fee in return for the Township trying to expedite the property transaction process. Mr. Reid did speak to the Clerk, Ms. Skibo and she had already started that process relying on Mr. Jerman submitting that form. The letter he has sort of memorializes those conversations wherein the application will be carried to the April 28, 2011 meeting with no further notice being given. On motion by K. Vaccaro and seconded by J. Hankins this application will be **CARRIED to the April 28, 2011 meeting**. No further notice will be given. All in favor.

Adjournment: The meeting was adjourned at 7:08 p.m. on motion by K. Vaccaro and seconded by J. Hankins. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary

Dated: March 5, 2011