

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, February 23, 2012

1 Colonial Drive, Manchester, NJ

MINUTES OF MEETING

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 7:15 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, W. Cook, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen

Members Absent: P. Salvia

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

Administrative Session:

Payment of Bills:

RFP #11033 for T & M Associates in the amount of \$214.50 for Case 1276

RFP #11032 for T & M Associates in the amount of \$143.00 for Case 1162

RFP #11031 for T & M Associates in the amount of \$214.50 for Case 1051

RFP #11030 for T & M Associates in the amount of \$286.00 for General Board Matters

RFP #14768 for T & M Associates in the amount of \$822.25 for Case 1175

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

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

Correspondence: The Secretary stated she received a letter from Mr. Jeff Jerman regarding the resolution for Case 1040.

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 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

This resolution was **CARRIED to the March 22, 2012 meeting** on motion by J. Hankins and seconded by W. Cook. All in favor. A waiver of time was given.

Memorialization of a resolution of a variance approval 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; a lot frontage of 75 feet where 100 feet is required and a rear yard setback of 19 feet where 26 feet is required. Applicant: Lisa Duerkes. Approved at the January 26, 2012 meeting. Case 1171

This resolution was **APPROVED** on motion by T. Umlauf and seconded by M. Dwyer.

ROLL CALL VOTE: T. Umlauf, yes; M. Dwyer, yes; W. Cook, no; K. Vaccaro, no; L. Fazio, yes.

A copy of the approved resolution is attached.

Case 1172	Lisa Duerkes 257 Yale Drive Freehold, NJ 07728	Block 1.203 Lot 15 Eleventh Avenue R-10 Zone
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Ms. Duerkes 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 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.

This application was **DENIED** on motion by J. Hankins and seconded by K. Vaccaro.

ROLL CALL VOTE: J. Hankins, yes; K. Vaccaro, yes; H. Glen, no; T. Umlauf, yes; W. Cook, no; M. Dwyer, yes; L. Fazio, no.

Case 1162	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 a SPECIAL MEETING, MARCH 8, 2012 at Manchester Township High School.***

The Board went into private session at 9:20 p.m. on motion by W. Cook and seconded by T. Umlauf.

The Board came out of private session at 9:35 p.m. on motion by W. Cook and seconded by T. Umlauf.

Adjournment: The meeting was adjourned at 9:35 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary