

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, January 23, 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 7:30 p.m. by Vice-Chairman William Cook.
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, P. Salvia, W. Cook, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen, P. Ward

Members Absent: L. Fazio

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

Administrative Session:

Payment of Bills:

RFP #18372 for T & M Associates in the amount of \$1032.75 for General Board Matters

RFP #18376 for T & M Associates in the amount of \$535.50 for Case 1391

RFP #18377 for T & M Associates in the amount of \$1185.75 for Case 1303

Bills were **APPROVED** on motion by T. Umlauf and seconded by M. Dwyer.

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

Correspondence: The Secretary has nothing at this time.

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

Memorialization of a resolution of a variance approval to permit the construction of a 2-1/2 car detached garage/workshop having a 15' side yard setback where 25' is required. The applicant withdrew his variance requests for a 1,344-square foot accessory structure (where a maximum of 1,000 square feet is permitted) and an accessory structure height of 17 to 18 feet (where a maximum of 16 feet is permitted). Applicant: Kenneth Parliament Block 99.133 Lot 6, 1701 Trenton Avenue. Approved at the December 12, 2013 meeting. Case 1302

This resolution was **APPROVED** on motion by T. Umlauf and seconded by H. Glen.

ROLL CALL VOTE: T. Umlauf, yes; H. Glen, yes; P. Salvia, yes; W. Cook, yes.

A copy of the corrected resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of 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; and a lot frontage of 75 feet where 100 feet is required. Applicant: Jeffrey Jerman Block 1.356 Lots 1, 2 & 3 Middlesex & Grinnell. Approved at the June 27, 2013 meeting. Case 1393 *Corrected Copy*

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

ROLL CALL VOTE: M. Dwyer, yes; T. Umlauf, yes; P. Salvia, yes; H. Glen, yes.

A copy of the corrected resolution is attached.

Case 1304	Timothy Noeding 101 Jodie Road Manchester, NJ 08759	Block 60.17 Lot 1 101 Jodie Road R-15 Zone
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Mr. Noeding needs a variance to allow the construction of an attached garage onto an existing dwelling having an 18.55' front yard setback to Holly Hill Road where 30' is required. Timothy Noeding was sworn in by Mr. Reid. He wants to build a 2-car attached garage and extend the porch on his home. The porch doesn't need a variance. The property is a corner lot, so he has 2 front yard setbacks that he has to meet. At this time his cars are parked in the driveway and on the street. There is currently a fence in the area where he wants to put the garage. Mr. Glen asked about the location of the shed that is on the property. It is located in the back left corner, approximately 5' off the fence. The fence is located off the property. It will not interfere with the garage. Mr. Glen asked how far it is from the roadway. He is not sure, it is 5' from his fence and the fence is approximately 6' from his property line. He did have a permit to install the fence. The fence was installed before the shed. Mr. Mullin stated the survey from 2011 shows the shed is located up against the house. He stated that is where it was originally located when he bought the house. It has been in this location for about 3 years, he relocated it after he put the fence up. The shed is an 8' x 5' Rubbermaid/plastic shed about 6' high, not a permanent structure. You can see the peak of the shed over the fence. There will be no trees removed for the construction. Mr. Mullin asked if he would be able to relocate the shed further off the property line, tuck it in behind the garage if he gets approved for it. The setback is 30' from the property line. He stated he would probably be taking it down if he got approved for the garage. Mr. Mullin suggested that that be a condition of approval, the shed would be relocated to meet the setbacks or removed.

Mr. Cook opened this portion of the meeting to the public for questions at this time. There being no questions at this time, this portion of the meeting was closed.

Mr. Cook opened this portion of the meeting to the public for comment. The following people were recognized and spoke:

Robert Onofrietti – 2208 Holly Hill Road – will obstruct his view of the bus stop

There being no further public participation at this time, this portion of the meeting was closed.

With the addition of the garage he will be able to get his vehicles off the street. No trees will have to be removed for the construction. Does not interfere with the sight triangle.

This application was **APPROVED** with conditions on motion by T. Umlauf and seconded by M. Dwyer.

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

Case 1405	Keswick Pines 509 Hwy 530 Whiting, NJ 08759	Block 96 Lot 1.02 509 Hwy 530 WTRA Zone
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The applicant, an assisted living facility, is requesting variances to replace two existing post-mounted site identification signs with ground-mounted monument signs, each having a sign area of 35 square feet where a maximum of 20 square feet is permitted. Michael York, attorney for the applicant was present. Mr. Ronald Zsoldos, housekeeping & floor supervisor for Keswick Pines was sworn in by Mr. Reid. He has the authority to appear before the Board in order to request the variances. Currently there are 2 post signs that are on 4' x 4' posts, the signs are about 6', wooden, painted not very attractive. They are about 13 or 14 years old. They sit 5' off the property line currently on either side at the entrance & exit of the site off Route 530. The contractor, Girtain Signs of Toms River will be removing the existing signs and replacing them with the proposed signs. They will be monument signs with block work on the bottom. The signs will be 35 square feet without the stonework. The front edge of the sign will be in the same location as the existing signs. Mr. Cook asked about the location of the front edge of the foundation, will that be in the same location or will it stick out further? The plan is to put the brick work at the front corner of the existing sign. Nothing will extend further out toward the road, maybe go back further onto their property. The reason they are before the Board is because they need a variance for the total square footage of the signs. They have sought approval from the Ocean County Planning Board, letter of no interest was marked into evidence as **A-1**. Mr. Cook asked about the property on either side of the entranceway. There is a natural buffer on both sides of the entrance & exit on Route 530. The sign will be lit. The signs will make it easier for people to see the site coming down Route 530. Mr. Umlauf stated this is more aesthetically pleasing than what is there. He thought changing the angle of the signs would make it easier for people to see. Mr. Zsoldos stated he didn't really have a say in that, but he does agree. Mr. Mullin asked about the lighting. It will be the same lighting that is there, on the ground pointed up toward the sign. He asked if there would be any changes to the landscaping on the island. The shrubs that were there have been removed. Mr. Glen stated there is a lot of activity at that intersection, the telephone pole in the center median, 2 small signs sitting off to each side one saying entrance & one saying exit, is there a way to incorporate the entrance & exit signs into this sign or move it away from the intersection, it is very distracting. They wouldn't have a problem with removing those signs completely and putting arrows on the pavement. They did agree to that as a condition of approval.

Mr. Cook 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 with conditions** on motion by T. Umlauf and seconded by K. Vaccaro.

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

On motion by T. Umlauf and seconded by M. Dwyer at 8:00 p.m. to go into Executive Session to discuss ongoing litigation. All in favor.

On motion by T. Umlauf and seconded by M. Dwyer at 8:10 p.m. to come out of Executive Session. All in favor.

Adjournment: The meeting was adjourned at 8:10 p.m. on motion by T. Umlauf and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary