

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, January 26, 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 7:10 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: T. Umlauf, P. Salvia, W. Cook, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen

Members Absent: None

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

Administrative Session:

**Payment of Bills:**

**RFP #88649** for T & M Associates in the amount of \$393.25 for Case 1040

**RFP #88655** for T & M Associates in the amount of \$2037.75 for Case 1051

**RFP #11028** for T & M Associates in the amount of \$214.50 for Case 1175

**RFP #11026** for T & M Associates in the amount of \$500.50 for Case 1171

**RFP #11027** for T & M Associates in the amount of \$357.50 for Case 1172

**RFP #11023** for T & M Associates in the amount of \$428.75 for Case 1174

**RFP #11024** for T & M Associates in the amount of \$14,230.71 for Case 1162

**RFP #11021** for T & M Associates in the amount of \$1,873.36 for General Board Matters

**RFP #11029** for T & M Associates in the amount of \$35.75 for Case 1051

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; P. Salvia, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

**Correspondence:** The Secretary stated she has nothing at this time.

**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 February 23, 2012 meeting** on motion by W. Cook and seconded by T. Umlauf. All in favor. A waiver of time was given.

<b>Case 1171</b>	Lisa Duerkes 257 Yale Drive Freehold, NJ 07728	Block 1.241 Lots 26 & 28 Middlesex & Commonwealth R-10 Zone
------------------	--	---

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 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.

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

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

<b>Case 1172</b>	Lisa Duerkes 257 Yale Drive Freehold, NJ 07728	Block 1.203 Lot 15 Eleventh Avenue R-10 Zone
------------------	--	--

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 **CARRIED to the February 23, 2012 meeting** on motion by W. Cook and seconded by K. Vaccaro. All in favor. A waiver of time was given.

<b>Case 1162</b>	Manchester Rehab Realty, LLC 485 River Road Lakewood, NJ 08701	Block 21 Lots 1 & 2 3086 Ridgeway Road R-40 Zone
------------------	--	--

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 will be CARRIED to a SPECIAL MEETING at the Manchester Township High School. New notice will be given.***

**Adjournment:** The meeting was adjourned at 8:35 p.m. on motion by W. Cook and seconded by T. Umlauf. All in favor.

Respectfully submitted,

Darlene E. Garcia  
Secretary