

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, January 28, 2016**

**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 7:10 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: F. Finn, H. Glen, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, W. Cook  
  
Members Absent: P. Salvia, R. Maloney  
  
Also Present: C. Reid, Attorney  
R. Mullin, Engineer

Administrative Session:

**Approval of Minutes:** The minutes for the December 10, 2015 meeting were **APPROVED** on motion by F. Finn and seconded by K. Vaccaro. All in favor.

**Payment of Bills:**

**RFP #TM284246** for T & M Associates in the amount of \$382.50 for Case 1553

**RFP #TM284246** for T & M Associates in the amount of \$2627.71 for Case 1551

**RFP #TM286145** for T & M Associates in the amount of \$249.33 for Case 1430

**RFP #TM286142** for T & M Associates in the amount of \$1262.25 for General Board Matters

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

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

**Correspondence:** The Secretary 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 approval to allow the construction of a deck on the rear of the dwelling over an existing concrete slab having a 15' rear yard setback where 20' is required. Applicant: Marko & Felicetta Magasic, Block 71.10 Lot 25, 4 Ascot Lane. Approved at the December 10, 2015 meeting. Case 1547

This resolution was **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; J. Hankins, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

<b>Case 1550</b>	Mark Buglio 318 Beckerville Road Manchester, NJ 08759	Block 77 Lot 11 318 Beckerville Road BVR-40 Zone
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Mr. Buglio needs a variance to allow the construction of a 36' x 48' (1,728 square feet) pole barn at the rear of the property where the maximum size of an accessory structure is 1,000 square feet. Elizabeth Casterlin & Mark Buglio were both sworn in by Mr. Reid. Mr. Buglio testified they did have a barn, but it was lost in a fire last March. The previous barn was 2 stories, approximately 2,500 square feet. The last barn was next to the house, the new barn will be at the back of the property so they can have a larger paddock. At the present time they have 1 horse, a goat & alpaca. They plan on getting another horse. The barn will get their electric from the main house, looking into possibly getting solar. There will not have to be any tree removal. They will use the existing driveway to get access to the barn. The barn will be approximately 14' in height. The barn will not have a floor just dirt, it will not have any heat and will be serviced by the well that is back there. The new barn will have 4 stalls to house the animals. The nearest home to the barn is about 400 yards or more. The property behind it is thick woods/wetlands. Mr. Cook requested as a condition of approval that smoke detectors be installed & be remotely monitored back to the house.

Mrs. Fazio 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 W. Cook and seconded by M. Dwyer.

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

<b>Case 1553</b>	Santander Bank 1130 Berkshire Blvd. Wyomissing, PA	Block 108 Lot 3 108 Lacey Road WTB-1 Zone
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This application is for the installation of additional monument signage at an existing banking facility. The applicant is requesting variances to allow a third monument sign with an insufficient front yard setback and sign area greater than the maximum permitted. Mr. Michael Malloy, attorney for the applicant was present. The bank is asking for 3 different variances, they are as follows: the sign is larger than what is permitted, it is 20 square feet on each side, the proposed is 40 square feet on each side; there is a limitation on the number of signs, this will be the third sign on the property; signs are required to be set back half the distance of the setback to the principle building, in this instance would be 25 feet, they are proposing to set the sign back approximately 10 feet. Mr. Tom Gianni of Image One Industries (the banks sign vendor) was sworn in by Mr. Reid. The proposed sign is a prototypical monument sign used throughout the entire northeast corridor. Mr. Mullin did put on the record that the additional application fee was received by the Secretary, so the application is now deemed complete, it was previously

deemed substantially complete. The following items were marked into evidence: A-1: Rendering/schematics of proposed sign, A-2: Site plan showing location of proposed sign, A-3: Detailed specifications. **A-1** shows an overview of the site on the right and general specifications of the sign on the left. The sign area is 3'7" x 11' with an overall height with the base at 5'7". The Santander logo is a linear logo, they will not stack it. **A-2** shows the location of the sign, they pushed it back as far as they could, but they don't want it to infringe on the existing plantings. The landscaping will remain and if additional landscaping would be required, they are willing to do that. This monument sign cannot be put anywhere else on the site. As you are approaching the site there is only one place you can possibly put it to identify the site with enough time to turn into the shopping center. The sign will be internally lit with the existing electric that is there. The Wells Fargo also has a taller monument sign on the site. Mr. Mullin asked about the original plan showing a 15' setback from the front property line, but the new plan that was just given shows a 10' front setback. Mr. Gianni explained they tried to preserve some of the existing landscaping, the original plan was causing them to take out 10-12 feet of shrubbery, they thought it would be better to shift the sign. Mr. Cook asked about the tree that is there. They have no intention of disturbing any of the existing landscaping, just cleaning it up. The sign will not interfere with the stop sign or right turn only signs. Mr. Malloy stated they have made application to the Ocean County Planning Board for a letter of no interest. The location of this sign will not be any closer to the roadway than the Wells Fargo sign. Mr. Glen asked if this would interfere with the Whiting Town Center sign. Mr. Gianni stated no it would not because it is lower to the ground, that sign is about 15-18 feet tall, this sign would be 5'7". The Whiting Town Center is the landlord and has given Santander permission to make this application. Mr. Hankins asked what is wrong with the existing signage. They only have wall signs which aren't illuminated, you cannot see them at night.

Mrs. Fazio opened this portion of the meeting to the public for questions of Mr. Gianni. There being none, this portion of the meeting was closed.

Mr. Keenan Hughes, professional planner was sworn in by Mr. Reid. He gave his credentials & was accepted by the Board. Mr. Hughes has reviewed the Manchester Ordinance & the list of variances being requested. There is a visibility issue and it really relates to eastbound traffic along Lacey Road. Wells Fargo is just to the west of the Santander building. Wells Fargo & Santander both share the same ingress & egress to the property which is the main shopping center driveway. For a vehicle approaching the main entrance you come around the bend on Lacey Road, you see Wells Fargo in advance of the entrance to the shopping center, which gives them adequate time to turn in, by contrast Santander, by time you get past Wells Fargo the Santander Bank is set back approximately 45-50 feet from the road, it is not really visible and very easy to miss the main driveway, there is no second chance; the other entrance takes you all the way to the back & you have to go around the entire shopping center to get back to the bank. As for the front yard setback, there is no place within or beyond 25 feet from the property line to place the sign. From a planning perspective he feels the variances can be granted without substantial detriment to the public good. Monument signs are permitted in this zone, Wells Fargo & TD Bank both have free standing signs, internally lit. What is proposed is certainly not out of character for this area. The site triangle will not be affected by the proposed sign. The granting of these variances will not impair the intent of the Township's zone plan. Mr. Hughes explained that you cannot make a right into the second entrance then another right into the bank, that's restricted. The map doesn't accurately depict the traffic flow of the shopping center. Mr. Mullin asked about A-2 showing 2 arrows in gray, do they exist. No they do not. Both egresses are right turn only onto Lacey Road. When the plans are submitted for resolution compliance & signature that they be corrected to depict what is there & the Whiting Town Center sign location.

Mrs. Fazio opened this portion of the meeting to the public for questions of Mr. Hughes. There being none, this portion of the meeting was closed.

Mrs. Fazio opened this portion of the meeting to the public. There being no public participation at this time, this portion of the meeting was closed.

Conditions: Ocean County Planning Board approval, submit a corrected plan

This application was **APPROVED with conditions** on motion by W. Cook and seconded by K. Vaccaro.

**ROLL CALL VOTE:** W. Cook, yes; K. Vaccaro, yes; F. Finn, yes; H. Glen, no (he feels it will interfere with Whiting Town Center sign); J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

**Adjournment:** The meeting was adjourned at 8:05 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia  
Secretary