

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, June 22, 2017

**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: F. Finn, H. Glen, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, W. Cook,

Members Absent: P. Salvia, C. Schwartz

Also Present: G. Hock, Attorney
P. Jeffery, Engineer

Administrative Session:

Approval of Minutes: The minutes for the April 27, 2017 meeting were **APPROVED** on motion by W. Cook and seconded by M. Dwyer. All in favor.

Payment of Bills:

RFP #27231 for T & M Associates in the amount of \$169.59 for Case 1779

RFP #27230 for T & M Associates in the amount of \$310.00 for Case 1784

RFP #27226 for T & M Associates in the amount of \$155.00 for Case 1778

RFP #27288 for T & M Associates in the amount of \$310.00 for Case 1782

RFP #27227 for T & M Associates in the amount of \$465.00 for Case 1782

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

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, 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. Hock has nothing at this time.
Mr. Jeffery has nothing at this time.

Case 1783	Jonathan Holmes 308 Pemberton Street Toms River, NJ 08757	Block 1.62 Lot 22 1240 4 th Avenue R-10 Zone
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This application is to allow the construction of a single family dwelling having a front yard setback to Pemberton Street of 25.61 feet where 30 feet is required and an improvable lot area of 4,225 square feet where 5,800 square feet is required. ***This application will not be heard because proper notice was not given.***

Case 1785	Fred Clayton 700 Chilvers Avenue Whiting, NJ 08759	Block 99.138 Lot 4 700 Chilvers Avenue WTR-40 Zone
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Mr. Clayton needs a variance to all the construction of a gazebo having a rear yard setback of 5 feet where 25 feet is required. Mr. Clayton was sworn in by Mr. Hock. The applicant would like to construct a 12' x 14' gazebo in his back yard. Due to the grading of the property if he were to put it in a location to meet the setbacks there would be a 28 inch height difference from one side to the other. He would then have to build a retaining wall on 3 of the sides & have to put railings, etc. This is really the only place in his yard he can put it. On the one side it is a little more level, but there is a drywell there for his roof runoff, there is also a paper street so he would need a 50 foot setback. The left rear corner is where the drywell is located. The gazebo will be put on pavers, it is going to be cedar with a metal roof. The survey shows a 6' fence and a pool, but neither of those exist. He put them on there when he first applied for the variance to construct his house years ago, he has no intention of putting them in. He feels the gazebo fits into the character of the neighborhood and would be no detriment or have a negative impact on his neighbor. Mr. Glen asked if there were any conditions in the resolution of approval for the shed. Mr. Clayton stated the only thing was no electric and that it was for personal use. Mr. Cook feels the variance should be approved do to the unique topography of the area.

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** on motion by W. Cook and seconded by K. Vaccaro.

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

The Board took a 15 minute recess at this time 7:15 – 7:30 for review of the memorializations.

Memorialization of a resolution of approval for a use variance for an automotive rental and leasing use where the proposed use in not a permitted use. This use would be an accessory use to an existing self-storage facility. Applicant: Ridgeway Self-Storage Partners, LLC. Block 72.01 Lot 14.02, 2420 Ridgeway Road. Approved at the May 25, 2017 meeting. Case 1665

This resolution was **APPROVED** on motion by W. Cook and seconded by M. Dwyer.

ROLL CALL VOTE: W. Cook, yes; M. Dwyer, yes; F. Finn, yes; K. Vaccaro, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

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; a lot frontage of 75 feet where 100 feet is required; a lot width of 75 feet where 100 feet is required; and an improvable lot area of 4,225 square feet where 5,800 square feet is required. Applicant: M. Sarama Builder, LLC Block 1.214 Lots 40-42, 609 11th Avenue. Approved at the May 25, 2017 meeting. Case 1781

This resolution was **APPROVED** on motion by W. Cook and seconded by K. Vaccaro.

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; F. Finn, yes; M. Dwyer, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Adjournment: The meeting was adjourned at 7:35 p.m. on motion by K. Vaccaro and seconded by J. Hankins. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary