

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, June 26, 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 7:05 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, P. Ward

Members Absent: None

Also Present: T. Gannon, Attorney sitting in for C. Reid
R. Mullin, Engineer

Administrative Session:

Payment of Bills:

RFP #19932 for T & M Associates in the amount of \$1144.25 for General Board Matters

RFP #19933 for T & M Associates in the amount of \$918.00 for Case 0767

RFP #19934 for T & M Associates in the amount of \$267.75 for Case 1406

RFP #19935 for T & M Associates in the amount of \$726.75 for Case 1409

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, M. Dwyer, yes; L. Fazio, yes.

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

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

Mr. Gannon has nothing at this time.

Memorialization of a resolution of a variance approval for the construction of a single family dwelling on a lot with a lot area of 7,500 square feet where 10,000 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 an improvable lot area of 4,225 square feet where 5,800 square feet is required. Applicant: V.S. Enterprise, LLC Block 1.277 Lot 9, 708 Lawrence Avenue. Approved at the May 22, 2014 meeting. Case 1406

This resolution was **CARRIED to the July 24, 2014 meeting** on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Memorialization of a resolution of a variance approval for the construction of a single family dwelling having a 17' rear yard setback where 20' is required. Applicant: Pulte Group of NJ Block 71.08 Lot 29. Approved at the May 22, 2014 meeting. Case 1409

This resolution was **CARRIED to the July 24, 2014 meeting** on motion by L. Fazio and seconded by M. Dwyer.

ROLL CALL VOTE: L. Fazio, yes; M. Dwyer, yes; P. Salvia, yes.

Memorialization of a resolution of a variance approval for the construction of a deck on the rear of the dwelling having a 15' rear yard setback where 20 feet is required. Applicant: David Beaton Block 71.08 Lot 10, 14 Fawnhollow Lane. Approved at the May 22, 2014 meeting. Case 1407

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

ROLL CALL VOTE: W. Cook, yes; M. Dwyer, yes; P. Salvia, yes; K. Vaccaro, abstain*; H. Glen, yes; L. Fazio, yes.

*Mrs. Vaccaro stated that she was abstaining because she just received the memorializations within the past hour and she doesn't believe as a Board Member that they should be receiving them at such a late time before a meeting memorializations. She feels they need more time to review them and have requested as such and since they were just turned in she will be abstaining. Mr. Cook does agree with this statement.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval for the construction of a 15' x 12' three-season room over an existing concrete slab at the side of the dwelling having a distance of 26'10" between buildings where 40' is required. Applicant: Dorothy Hanley Block 75 Lot 85.407, 39A Hudson Parkway. Approved at the May 22, 2014 meeting. Case 1408

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

ROLL CALL VOTE: W. Cook, yes; M. Dwyer, yes; P. Salvia, yes; K. Vaccaro, abstain*; H. Glen, 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 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 2,600 square feet where 5,800 square feet is required. Applicant: Jeffrey Jerman Block 1.309 Lots 1 & 2, Southampton Blvd. & Wellington Avenue. Case 1281 This resolution is adopted pursuant to an order issued by the Honorable Vincent J. Grasso, A.J.S.C., and is consistent with the court's written opinion dated February 4, 2014.

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

ROLL CALL VOTE: W. Cook, yes; M. Dwyer, yes; T. Umlauf, abstain; P. Salvia, yes; K. Vaccaro, abstain*; J. Hankins, yes, only because it is court ordered; L. Fazio, yes.

A copy of the approved resolution is attached.

Case 1410	United Church of Christ 1681 Ridgeway Road Toms River, NJ 08757	Block 1 Lot 3 1681 Ridgeway Road RA Zone
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This application is to replace an existing site identification sign. The proposed sign is 37.52 square feet per side where a maximum of 36 square feet per side it permitted; a front yard setback of 3 feet where the required setback is a minimum of ½ the required principal building setback, or not less than 25 feet. This application was previously **CARRIED to the July 24, 2014 meeting.**

Case 1411	Richard Myers 24 Ascot Lane Manchester, NJ 08759	Block 71.10 Lot 15 24 Ascot Lane River Pointe PRA Zone
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Mr. Myers needs a variance to allow the construction of a 12' x 23' deck on the rear of the dwelling having a 15' rear yard setback where 20 feet is required. Mr. Umlauf recused himself from this application. Richard Myers was sworn in by Mr. Gannon. Mr. Myers would like to construct the deck because he wants to try to even out his yard. There is a 21" drop from his back step, graded downward. Mr. Mullin asked if the 21" drop is from the back step to the property line or to where the deck would be. It would be to where the deck would be. It would be even with the first level of the house. Mr. Cook stated that when he visited the site he noticed the back area was only flat for about 10 feet then dropped off rapidly. It doesn't slope it drops, this makes the property unique in the topography. Mr. Myers said that is the reason he wants the deck. Without the deck he cannot enjoy his back yard and get the full value of his property. He needs the deck to bring it up level so he can have a grill & patio furniture & enjoy his yard. Mr. Gannon asked what is to the rear of his property. He stated there are homes surrounding him on all sides. From the end of his deck to the neighbors patio to the rear would be approximately 30 feet. Mr. Cook asked if he would meet the required setback that would make his deck only 7 feet. Mr. Myers stated that would make the deck of no use. Mr. Glen asked if he would be putting some type of lattice around the bottom of it to keep the animals out. He hasn't thought about it yet, it's a possibility. Mr. Cook asked if he had any objection to the Board making it a condition of approval. He had no problem with that. Mr. Mullin stated that this deck is basically going to fit into the notch of the back of the house. The steps of the deck will be inset as part of the deck.

Mrs. Fazio opened this portion of the meeting to the public. The following people were recognized and spoke in favor of the application:

Sandra Gross - 26 Ascot Lane
Brian Gross - 26 Ascot Lane

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

Mr. Cook made the motion to approve the application with the condition that lattice be installed underneath the deck to prevent any animals from nesting in that area.

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

Adjournment: The meeting was adjourned at 7:30 p.m. on motion by K. Vaccaro and seconded by W. Cook. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary