

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, March 24, 2011**

**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 7:15 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: P. Salvia, W. Cook, L. Fazio, M. Dwyer  
  
Members Absent: T. Umlauf, K. Vaccaro, J. Hankins, H. Glen  
  
Also Present: C. Reid, Attorney  
R. Mullin, Engineer
5. Administrative Session:  
**Approval of Minutes:** The minutes for the December 14, 2010 meeting were **APPROVED** on motion by W. Cook and seconded by M. Dwyer. All in favor.  
The minutes for the February 24, 2011 meeting were **CARRIED** to the April 28, 2011 meeting on motion by M. Dwyer and seconded by W. Cook. All in favor.  
  
**Payment of Bills:**  
**RFP #9839** for T & M Associates in the amount of \$1266.25 for General Board Matters  
**RFP #9840** for T & M Associates in the amount of \$393.25 for General Board Matters  
**RFP #9841** for T & M Associates in the amount of \$35.75 for Case 0612  
**RFP #9842** for T & M Associates in the amount of \$3003.00 for Case 1051  
**RFP #9843** for T & M Associates in the amount of \$858.00 for Case 1037  
**RFP #9844** for T & M Associates in the amount of \$715.00 for Case 1053  
**RFP #9847** for T & M Associates in the amount of \$214.50 for Case 1047  
**RFP #9848** for T & M Associates in the amount of \$250.25 for Case 1050  
**RFP #9849** for T & M Associates in the amount of \$71.50 for Case 1053  
**RFP #9850** for T & M Associates in the amount of \$1481.52 for General Board Matters  
**RFP #9851** for T & M Associates in the amount of \$2896.08 for Case 1051

Bills were **APPROVED** on motion by W. Cook and seconded by P. Salvia.

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

**Correspondence:** The Secretary stated she received a letter from Mrs. Babinski Fairweather asking that Case 0612 be carried to the April 28, 2011 meeting. A waiver of time was given.

She received a letter from Mrs. Zbikowski withdrawing Case 1157 without prejudice.

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

<b>Case 0612</b>	A T & T Mobility 15 East Midland Avenue Paramus, NJ 07652	Block 99.161 Lot 6 Grant & Scranton Avenue WTR-40 Zone
------------------	---	--

This application is for a Use Variance to erect a 170-foot tall monopole cell tower in a zone where the use is not permitted. The applicant is also requesting preliminary & final site plan approval for the proposed structure & appurtenant equipment.

This application was **CARRIED to the April 28, 2011 meeting** on motion by W. Cook and seconded by M Dwyer. All in favor. A waiver of time was given.

Memorialization of a resolution of a variance denial for a Use Variance to operate a solid waste management business where the use is not permitted in this zone. The applicant also requested preliminary and final site plan approval to modify the property to accommodate the proposed use. The Board, however, did not address the site plan portion of the application because the use variance was denied. Applicant: Rosoca Holdings, LLC. Denied at the April 19, 2010 meeting. Case 0913 This resolution was **CARRIED** to the April 28, 2011 meeting.

<b>Case 1053</b>	Jeffrey Jerman PO Box 355 Monmouth Beach, NJ	Block 1.241 Lots 29-31 Commonwealth Blvd R-10 Zone
------------------	--	--

This application is 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 width of 75 feet where 100 feet is required; a lot frontage of 75 feet where 100 feet is required; an improvable lot area of 4,225 square feet where 5,800 square feet is required. This application had been previously carried to the April 28, 2011 meeting.

<b>Case 1157</b>	Rod & Karen Zbikowski 8B Yorktowne Parkway Whiting, NJ 08759	Block 75 Lot 85 8B Yorktowne Parkway Co-Op 2 RC Zone
------------------	--	---

Mr. & Mrs. Zbikowski need a variance to allow a 12' x 15' porch enclosure having 28' between structures where 40' between duplexes is required. This application was **WITHDRAWN without prejudice** on motion by W. Cook and seconded by M. Dwyer.

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

**Case 1155**

Bruce Stiers  
27 Schoolhouse Road  
Whiting, NJ 08759

Block 90 Lot 19  
27 Schoolhouse Road  
WTRC Zone

Mr. Stiers needs a variance to install a 25' x 25' ground-mounted solar panel array having a 5' side yard setback where 15' is required. Mr. Bruce Stiers was sworn in by Mr. Reid. He would like to install a ground mounted solar array. His property is surrounded with very large trees and this is the only area he can install a solar array and it receive sunlight to make it worthwhile. The solar array will be installed in his back yard, which has a 6' fence surrounding it. No one lives to the south or east of him, which is the area immediately adjacent to the solar array. It will not be able to be seen from the road. He feels it is environmentally friendly. It makes no noise, its green. Mr. Cook made him aware that if he decided to make any changes he would have to come back before the Board. Mr. Stiers stated the panels would be pointing due south with a maximum height of 12 feet. There are very large trees along the front & rear of his property. This is the only area in his yard that they would be able to be installed to be effective. He couldn't put them on the roof because he would have to cut down a lot of very large trees.

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 M. Dwyer.

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

**Adjournment:** The meeting was adjourned at 7:25 p.m. on motion by W. Cook and seconded by P. Salvia. All in favor.

Respectfully submitted,

Darlene E. Garcia  
Secretary

Dated: April 23, 2011