

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, March 28, 2013

**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: 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
A. Thomas, Planner

Administrative Session:

Approval of Minutes: The minutes for the February 28, 2013 Meeting were **APPROVED** on motion by T. Umlauf and seconded by W. Cook. All in favor.

Payment of Bills:

RFP #17460 for T & M Associates in the amount of \$306.00 for Case 1389
RFP #17454 for T & M Associates in the amount of \$76.50 for Case 0925-0892
RFP #17455 for T & M Associates in the amount of \$76.50 for Case 1051
RFP #17477 for T & M Associates in the amount of \$2142.00 for Case 1278
RFP #17459 for T & M Associates in the amount of \$153.83 for Case 1287
RFP #17458 for T & M Associates in the amount of \$500.13 for Case 1280
RFP #17439 for T & M Associates in the amount of \$688.50 for Case 1276
RFP #17456 for T & M Associates in the amount of \$382.50 for Case 1276
RFP #17453 for T & M Associates in the amount of \$2541.75 for General Board Matters
RFP #11330 for Cafarelli & Reid in the amount of \$930.00 for Case 1172
RFP #11329 for Cafarelli & Reid in the amount of \$9304.45 for General Board Matters (Duerkes litigation)

Bills were **APPROVED** on motion by W. Cook and seconded by T. Umlauf.

ROLL CALL VOTE: W. Cook, yes; T. Umlauf, yes; P. Salvia, yes; K. Vaccaro, 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 to allow 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; and a lot frontage of 75 feet where 100 feet is required. Block 1.302 Lots 19-21, Wellington Avenue & Manchester Street Applicant: Todd Jerman. Approved at the October 25, 2012 meeting. Case 1175

This resolution was **APPROVED** on motion by W. Cook and seconded by T. Umlauf.

ROLL CALL VOTE: W. Cook, yes; T. Umlauf, yes; P. Salvia, yes; M. Dwyer, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of approval to allow the installation of an in-ground pool with a 12' rear yard setback where 25' is required. Block 21 Lot 1701.04, 6 Shorin Way. Applicant: Daniel Sarama. Approved at the February 28, 2013 meeting. Case 1288

This resolution was **APPROVED** on motion by W. Cook and seconded by T. Umlauf.

ROLL CALL VOTE: K. Vaccaro, yes; W. Cook, yes; T. Umlauf, yes; M. Dwyer, yes; H. Glen, 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; 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. Block 1.203 Lot 15, Eleventh Avenue. Applicant: Lisa Duerkes. Case 1172

This resolution was **APPROVED** on motion by W. Cook and seconded by T. Umlauf.

ROLL CALL VOTE: W. Cook, yes; T. Umlauf, yes; P. Salvia, yes; K. Vaccaro, abstain; J. Hankins, abstain; M. Dwyer, yes; L. Fazio, yes.

A copy of the approved resolution

Case 1169

Manuel Panora
1641 11th Avenue
Toms River, NJ 08757

Block 1.224 Lot 26
1641 11th Avenue
R-10 Zone

Mr. Panora needs a variance to allow an existing 6' high PVC fence to remain on the property line along Beechmont Street; the fence also encroaches into the required sight triangle at the intersection of 11th Avenue & Beechmont Street.

This application was **WITHDRAWN** by the applicant. He will be moving the fence within 60 days (by June 1, 2013).

Discussion – Proposed Undersized Lot Ordinance

The Board voted to have Mr. Thomas revisit the proposed changes made to the undersized lot ordinance on motion by W. Cook and seconded by T. Umlauf.

ROLL CALL VOTE: W. Cook, yes; T. Umlauf, yes; P. Salvia, yes; K. Vaccaro, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Adjournment: The meeting was adjourned at 8:15 p.m. on motion by K. Vaccaro and seconded by W. Cook. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary