

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, May 25, 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 7:05 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: F. Finn, P. Salvia, L. Fazio, K. Vaccaro, M. Dwyer, W. Cook, C. Schwartz

Members Absent: H. Glen, J. Hankins

Also Present: C. Reid, Attorney
P. Jeffery, Engineer

Administrative Session:

Payment of Bills:

RFP #27222 for T & M Associates in the amount of \$858.00 for Case 1675

Bills were **APPROVED** on motion by W. Cook and seconded by M. Dwyer.

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

Correspondence: The Secretary has nothing at this time.

Professional Reports: Mr. Reid has nothing at this time.
Mr. Jeffery has nothing at this time.

Memorialization of a resolution of a variance denial to allow an existing 13' x 36' x 12'10" carport consisting of a metal frame & tarp to remain having a 2'7" side yard setback where 5' is required. Applicant: Vladimir Allakhverdov, Block 1.225 Lot Denied at the April 27, 2017 meeting. Case 1778

This resolution was **APPROVED** on motion by W. Cook and seconded by F. Finn.

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

A copy of the approved resolution is attached.

6.	Case 1665	Ridgeway Self Storage Partners, LLC 1735 Market Street, Suite A462 Philadelphia, PA 19103	Block 72.01 Lot 14.02 2420 Ridgeway Blvd. POR-LI Zone
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This application is for a Use Variance for an automotive rental and leasing use where the proposed use is not a permitted use. This use would be an accessory use to an existing self-storage facility. This application was carried from the March 23, 2017 meeting. Michael Phillips, attorney for the applicant was present. His client has purchased this facility approximately 2 years ago. The prior owner was operating rental trucks there, so they received a notice of violation. They would like the variance to permit the rental vehicles for the benefit & use for the current customers. They are currently travelling to Toms River to rent a truck drive to the site to unload then drive back to Toms River to return the truck. Mr. Philip O'Hara was sworn in by Mr. Reid. He is the property manager, he is also the area manager for 7 sites. Of the 7 sites 4 of them have rental vehicles on site. He used to be an area field manager for U-Haul, so he has experience & knowledge of the vehicle rental business. He is familiar with the surrounding area of the site. There are 7 existing parking spaces on the site. The rental vehicles would be located on the south side of the property, on the side of the existing storage units. There are currently 2 employees working on the site, 1 full time and 1 part time. No additional employees would need to be hired. No additional signage is proposed to advertise the rental vehicles. The current hours of operation are 8:30 a.m. – 5:00 p.m. and that would not change. If someone brought the vehicle back after 5:00 p.m. they would drop the keys in the drop box & park it in the front of the property, then in the morning the employee would check it in & park it back in the designated spots. Currently they have approximately 400 customers. People using the facility have to drive to Toms River to rent a truck bring their belongings to the site then drive back to Toms River to return the truck. They are proposing 8 parking spots. The maintenance of the vehicles would be done by the U-Haul, Budget, Penske whichever rental company is being used. The size of the parking stalls would be 10' x 30'. The largest truck would be 26'. They do sell packing supplies like boxes, tape, mattress covers, the basics. No other site improvements are being proposed. The trucks will be cargo vans, 10', 15', 20' & 26' box trucks. Mr. Cook asked if this was going to be a quasi-franchise operation. Mr. O'Hara stated that's exactly what it would be. The rental vehicles could be rented by other people besides the customers of the facility. If someone rents a truck & brings it back after hours, they would be given a temporary code to access the gate to get their car. They would not be blocking any storage units. They will delineate the parking spaces by painting on the pavement. He feels it supports the existing use on the site and it further enhances the use and it's not an independent use from what's existing today.

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

Mrs. Christine Nazzaro Cofone, professional planner was sworn in by Mr. Reid. She gave her credentials and was accepted by the Board. She is familiar with the site and has visited it. They are seeking a use variance to allow for the subordinate use on the property of short term leasing of 8 rental trucks. She reviewed the original resolution to see if it allowed the use with the original application. The resolution is silent as far as that goes. The surrounding properties include Accurate Towing which has trucks. First Priority has many ambulances, recovery vehicles, etc. There is nothing out of character with the area. She finds the site suitable for the proposed use. As far as the impact on the zone plan, there will be no negative impact. They are not increasing the impervious coverage. They are providing adequate air and open space. This is an appropriate location for this use. The master plan specifically calls for non-residential in this area, this fits that criteria. Mr. Jeffery stated the applicant's expert covered everything in the T & M letter, she used the term subordinate, one of the items was to prove that this was an

accessory use, the term subordinate in this case was intended to further that that this is an accessory use to the current use on the property which is important for the record to satisfy that it is accessory and not a separate principle use. They are requesting a waiver for site plan approval since there will be no actual site improvements just further utilizing the site with this accessory use.

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

In closing, Mr. Philips stated it is a subordinate use that is beneficial to the convenience and serves the primary use of the self-storage facility. That the variance can be granted without substantial detriment to the public good. It is consistent with the intent and purpose of master plan and zoning ordinance and that the use would promote the general welfare. He also formally requests the waiver of site plan submission.

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: No more than 8 trucks, no maintenance on the grounds, will delineate the 8 parking spaces for the trucks on the south side of the storage facility, rentals be limited to trucks & vans, no cars, maximum size truck 26', temporary code for people to get their vehicle after hours, 10' x 30' parking stalls, waiver of site plan approval, no additional impervious coverage, no additional signage, no additional employees.

This application was **APPROVED with conditions** on motion by W. Cook and seconded by P. Salvia.

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

7.	Case 1781	M. Sarama Builder, LLC 3174 Johnson Avenue Manchester, NJ 08759	Block 1.214 Lots 40-42 609 11 th Avenue R-10 Zone
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This application is 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; 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. Mr. Peter Lofredo, attorney for the applicant was present. The applicant purchased this property earlier this year. Mr. Jason Marciano of East Coast Engineering was sworn in by Mr. Reid. He was accepted by the Board. Mr. Marciano addressed the comments in the T & M review letter dated 5/8/17. They did send out buy/sell letters and were unable to acquire additional property. **A-1** was marked into evidence, it is titled meeting presentation plan dated 5/25/17. The applicant is proposing a 1-1/2 story dwelling with an unfinished walk up attic. There is a covered front porch, 1-car garage, partial crawl space & partial basement. The footprint of the home is 31'8" front to back, 55' wide. They meet all the setback requirements. The front setback is 41'8" to accommodate the septic. There is an 18' driveway proposed, which will accommodate 2 vehicles. Drywells are proposed in the rear yard for roof runoff. The dwelling will be 2 bedroom, 2 bath approximately 1,200 square feet of living space. The footprint is 1,742 square feet. The garage & driveway will be on the right of the dwelling and the architectural will be changed to reflect that. They will have to meet the tree ordinance requirements before getting a CO. They do have a hardship because they cannot acquire additional land to make their property conforming. The proposed home will fit into the character of the neighborhood. If the variances were not approved, the lot would be zoned into inutility. The height complies with the undersized lot ordinance. There will be no detriment to the purpose of the zone plan or ordinance. All the items in Mr. Jeffery's letter will be complied with.

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.

Condition: Address all the items in T & M letter dated 5/8/17.

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; P. Salvia, yes; C. Schwartz, 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 P. Salvia. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary