

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, May 26, 2016

**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, P. Salvia, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, R. Maloney, W. Cook

Members Absent: -

Also Present: C. Reid, Attorney
R. Mullin, Engineer

Administrative Session:

Approval of Minutes: The minutes for the April 28, 2016 meeting were **APPROVED** on motion by K. Vaccaro and seconded by F. Finn. All in favor.

Payment of Bills:

The Secretary stated there are no bills for payment at this time.

Correspondence: The Secretary 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 installation of a 16' x 32' in-ground pool having a rear yard setback of 5' where 10' is required; a 5' front yard setback where 30' is required; and a 6' high solid fence along a portion of the 8th Avenue property line where a minimum setback of 30' is required; and to allow a shed within a minimum 6' front yard setback (to the unimproved 8th Avenue) where 30' is required. Applicant: Michael Kozyra II, Block 41.06 Lot 1, 332 Savannah Road. Approved at the April 28, 2016 meeting. Case 1658

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

ROLL CALL VOTE: M. Dwyer, yes; W. Cook, yes; F. Finn, yes; H. Glen, yes; R. Maloney, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow the replacement of a storm-damaged enclosed porch with a 12' x 20' three-season patio enclosure at the side of the dwelling having 27'6" between structures where 40' is required. Applicant: William DeStefano, Block 75 Lot 72, 74A Franklin Lane. Approved at the April 28, 2016 meeting. Case 1659

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; H. Glen, yes; J. Hankins, yes; M. Dwyer, yes; R. Maloney, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of a single family dwelling 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; and an improvable lot area of 4,225 square feet where 5,800 square feet is required. Applicant: Robert Patuto, Block 1.70 Lots 30, 31 & 32, 733 Fourth Avenue. Approved at the April 28, 2016 meeting. Case 1430

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

ROLL CALL VOTE: K. Vaccaro, yes; W. Cook, yes; F. Finn, yes; H. Glen, yes; M. Dwyer, yes; R. Maloney, yes.

A copy of the approved resolution is attached.

Case 1661	Frank Gallotti 6 Kirkby Lane Manchester, NJ 08759	Block 52.42 Lot 40 6 Kirkby Lane RC Zone
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Mr. Gallotti needs a variance to allow the construction of an addition on the rear of an existing dwelling having a 15' rear yard setback where 20' is required. Frank Gallotti was sworn in by Mr. Reid. Mr. Kenneth Beck, Jr. of Beck Contracting was sworn in by Mr. Reid. Mr. Gallotti purchased this home recently and would like to make renovations & construct this addition to make the rooms larger & add more closet space. The rooms are too small to fit his furniture in there comfortably. He has received approval from the homeowner's association. The addition is going to be 20'x 34-1/2' approximately 550 square feet. He will be installing a new roof on the entire house. He will also be residing the entire house with vinyl siding. As part of the work being done a tree will have to be removed. The home will also be getting new windows, new garage door, new gutters and splash pads. Mr. Cook asked what is behind the addition. The back of the addition faces open space. None of the neighbors would be affected by this addition.

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 K. Vaccaro and seconded by M. Dwyer.

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

Case 1662	Vincent Robinson 1213 Manchester Street Toms River, NJ 08757	Block 1.245 Lot 5 1213 Manchester Street R-10 Zone
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Mr. Robinson needs a variance to allow the construction of a 12' x 24' shed along the Madison Avenue frontage having a 5.5' front yard setback where 30' is required. Vincent Robinson was sworn in by Mr. Reid. Mr. Robinson would like this shed for the storage of his outdoor furniture & lawn equipment. There will be no power to the shed. In the proposed location, no trees will have to be removed. The reason he wants the shed in this location is because if he were to meet the setback requirement, the shed would be right in the middle of his yard. The survey shows an existing shed, but that has been removed. Some of the Board Members had concern about Madison Avenue being improved. Mr. Mullin stated that would not happen because it runs into someone else's back yard. He did explain to Mr. Robinson about having that portion vacated.

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 K. Vaccaro and seconded by P. Salvia.

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

Adjournment: The meeting was adjourned at 7:25 p.m. on motion by F. Finn and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary