

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, May 28, 2015

**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, M. Dwyer, P. Ward

Members Absent: J. Hankins, R. Maloney

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

Administrative Session:

Approval of Minutes: The minutes for the April 23, 2015 Meeting were **APPROVED** on motion by P. Ward and seconded by K. Vaccaro. All in favor.

Payment of Bills:

RFP #TM274529 for T & M Associates in the amount of \$347.73 for Case 1531

RFP #TM274531 for T & M Associates in the amount of \$497.58 for Case 1429

RFP #TM274532 for T & M Associates in the amount of \$193.23 for Case 1425

RFP #TM272272 for T & M Associates in the amount of \$267.75 for Case 1425

RFP #TM274533 for T & M Associates in the amount of \$85.50 for Case 1430

RFP #TM274535 for T & M Associates in the amount of \$803.25 for Case 1537-0764

RFP #TM274570 for T & M Associates in the amount of \$1568.25 for General Board Matters

RFP #TM274572 for T & M Associates in the amount of \$1398.53 for Case 0614

Bills were **APPROVED** on motion by K. Vaccaro and seconded by P. Ward.

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

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 for the construction of a 12' x 18' three-season room over an existing concrete slab at the rear of a dwelling having a 14' rear yard setback where 20' is required. Applicant: Robert & Jeanne Godwin. Block 52.42 Lot 15, 61 Mansfield Avenue. Approved at the April 23, 2015 meeting. Case 1533

This resolution 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; P. Ward, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval for the construction of an 18' x 14' addition onto the rear of an existing dwelling having a 20' rear yard setback where 26' is required. Applicant: Anthony Zajac. Block 1.174 Lot 1, 800 Champlain Street. Approved at the April 23, 2015 meeting. Case 1534

This resolution was **APPROVED** on motion by P. Ward and seconded by K. Vaccaro.

ROLL CALL VOTE: P. Ward, yes; K. Vaccaro, yes; F. Finn, yes; H. Glen, yes; P. Salvia, yes.

A copy of the approved resolution is attached.

Case 1535

Lidia Wrazen
3062 Wilbur Avenue
Manchester, NJ 08759

Block 28 Lot 1063.01
3062 Wilbur Avenue
R-40 Zone

Ms. Wrazen needs a variance to allow the installation of an in-ground pool with a setback of 32' from Weston Avenue where 50' is required; also installation of a 6' high fence on the property line for a portion of Weston Avenue where a maximum of 4' high is permitted. Agnes Rybar, attorney for the applicant was present. Lidia Wrazen was sworn in by Mr. Reid. The applicant explained that if they put the pool directly behind the house it would be in the shade most of the day. She would like it to be in the sun so they could enjoy it. There was discussion with regard to Mr. Mullin's letter dated 4/7/15 and the photo from Google maps. The photo is showing the wrong house/property. In order to keep it within the setbacks she would have to install 2 or 3 steps because of the slope of the yard. The applicant would like to install a 6' high solid white vinyl fence around the entire property because she has 3 kids and in the future will be getting a dog. She wants it for privacy, safety & security of her family. She also would like to keep other people out with the installation of the pool. The survey that was submitted with the application shows a 4' high fence directly around the pool, but that will not be installed. She will submit a revised survey to show only one fence around the yard.

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.

Nicole Ashkar, Zoning Officer explained to the Board the regulations for fences around pools. For an in-ground pool, does not have to be around the pool, it can be the perimeter of the yard. The gates have to be self-closing and self-latching and open away from the yard. Minimum of 4' high. The proposed fence meets the code.

Conditions: Submit revised survey showing only one fence around the yard not an additional fence around the pool. Will comply with any fence ordinances necessary for pool installation.

This application was **APPROVED with conditions** on motion by F. Finn and seconded by P. Ward.

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

Case 1538

Thomas D'Ambola
6B Moccasin Drive
Whiting, NJ 08759

Block 75 Lot 90
6B Moccasin Drive
CWV Co-Op 4
RC Zone

Mr. D'Ambola needs a variance to allow the construction of a 10' x 21' three-season room at the side of a dwelling having 32' between buildings where 40' is required. Thomas D'Ambola was sworn in by Mr. Reid. The applicant has received approval from Crestwood Village Co-Op 4. The association recommended the contractor. The room will be on the right side of the house from the side door toward the back of the house. He would like the room to enjoy the yard and not be bothered by the bugs. It will be constructed on a new concrete slab. He went with 21' because if he went with 20' it would end in the middle of a window. The house next to him is down a slope and has a similar room. Mr. Mullin brought up the fact that the plan submitted showed it was going on an existing slab. The applicant said there is no slab there, it will be installed with the proper footings. Mr. Mullin stated new plans should be submitted. He will not be removing any trees to install this room. The room will have gutters and 1 downspout with a splash pad to divert the water away from the neighbor.

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: Submit new plans showing a concrete slab will be installed. The plan should also show the slope and distance to trees. A minimum of one downspout with splash pad will be installed.

This application was **APPROVED with conditions** 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; M. Dwyer, yes; P. Ward, yes; L. Fazio, yes.

Adjournment: The meeting was adjourned at 7:35 p.m. on motion by P. Ward and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary