

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, November 12, 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 Vice Chairwoman Karen Vaccaro.
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, K. Vaccaro, J. Hankins, M. Dwyer, W. Cook  
  
Members Absent: L. Fazio, R. Maloney  
  
Also Present: C. Reid, Attorney  
R. Mullin, Engineer

Administrative Session:

**Approval of Minutes:** The minutes for the October 22, 2015 meeting were **APPROVED** on motion by W. Cook and seconded by M. Dwyer. All in favor.

**Payment of Bills:**

**RFP #TM286142** for T & M Associates in the amount of \$420.75 for General Board Matters

**RFP #TM286143** for T & M Associates in the amount of \$267.75 for Case 1540-1393

**RFP #TM286144** for T & M Associates in the amount of \$344.25 for Case 1428

**RFP #TM286145** for T & M Associates in the amount of \$306.00 for Case 1430

**RFP #TM286146** for T & M Associates in the amount of \$38.25 for Case 1541

**RFP #TM286147** for T & M Associates in the amount of \$153.44 for Case 1542

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

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

**Correspondence:** The Secretary has nothing at this time.

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

**Case 1546**

Darren Goff  
90 Roosevelt City Road  
Whiting, NJ 08759

Block 113 Lot 12  
90 Roosevelt City Road  
WTRC Zone

Mr. Goff needs a variance to allow the construction of a 24' x 32' pole barn having a 35' front yard setback where 50' is required and a 7' side yard setback where 15' is required. Darren Goff was sworn in by Mr. Reid. He explained the property is shaped like a slice of pie. The house was built in 2000 and placed 115 feet back on the lot. He would like to put the building on the right side of the driveway. Because of the shape and uniqueness of the property this is really the only location he could put it. Also because of the location of the house being so far back on the lot. There is a small above ground pool in the backyard. If he were to put it in a location to meet all the setbacks, it would have to be located directly in front of the house. In his opinion, there is no other location to place it. Mr. Goff is the third owner of the property, the fence encroachment was existing when he bought the property back in January. There were 2 photos of the proposed building marked into evidence as **A-1 & A-2**. The proposed building will be the same color as the home and will look like a carriage house, not a garage. The Board asked if any trees will have to be removed. He stated that 6 trees will have to be removed, but he will be putting arborvitaes in front of it and there will still be 10-15 existing trees in front of it on the street side. There will be no windows facing the road. He did agree that he would not be having any bulk storage of any flammable materials. This building will be used for his personal use, not commercial. He restores classic cars as a hobby. He would like to install a separate electric service, if JCP & L allows it. Mr. Mullin added that he would need to install gutters, downspout & drywell for the roof runoff. Mr. Goff agreed to do that. Mr. Mullin asked that a revised plan be submitted showing the location of the drywell & the limits of the proposed blacktop for the driveway. Mr. Goff agreed.

Conditions: No bulk storage of flammable materials, plant arborvitaes for buffer across front, no windows on street side, the structure will match the existing dwelling, install gutters & drywell for runoff, submit revised plan showing the limits of proposed blacktop & drywell location.

This application was **APPROVED with conditions** on motion by W. Cook and seconded by M. Dwyer.

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

**Adjournment:** The meeting was adjourned at 7:20 p.m. on motion by W. Cook and seconded by M. Dwyer. All in favor.

Respectfully submitted,

Darlene E. Garcia  
Secretary