

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, November 13, 2014

**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 7:15 p.m. by Vice Chairman William Cook.
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, J. Hankins, M. Dwyer, H. Glen, P. Ward

Members Absent: L. Fazio, K. Vaccaro

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

Administrative Session:

Payment of Bills:

RFP #19909 for T & M Associates in the amount of \$76.50 for Case 1172

RFP #262954 for T & M Associates in the amount of \$994.50 for General Board Matters

RFP #262955 for T & M Associates in the amount of \$229.50 for Case 0767

RFP #262956 for T & M Associates in the amount of \$267.75 for Case 1406

RFP #262959 for T & M Associates in the amount of \$2562.75 for Case 1423

Bills were **APPROVED** on motion by T. Umlauf and seconded by M. Dwyer.

ROLL CALL VOTE: T. Umlauf, yes; M. Dwyer, yes; P. Salvia, yes; H. Glen, yes; P. Ward, yes; J. Hankins, yes; W. Cook, 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 to allow the construction of a 14' x 10' Florida room at the side of the dwelling having 29' between buildings where 40' is required. Applicant: Joseph Agosta Block 75 Lot 70.775, 5B Pilgrim Court, Co-Op 3. Approved at the October 23, 2014 meeting. Case 1421

This resolution was **APPROVED** on motion by T. Umlauf and seconded by M. Dwyer.

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

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of a 12' x 18' sunroom on an existing concrete slab at the rear of the dwelling having a 12.5' rear yard setback where 20' is required. Applicant: Rosemarie Dos Santos Block 52.42 Lot 4, 39 Mansfield Avenue, Leisure Knoll. Approved at the October 23, 2014 meeting. Case 1422

This resolution was **APPROVED** on motion by T. Umlauf and seconded by P. Salvia.

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

A copy of the approved resolution is attached.

Memorialization of a resolution of approval for minor subdivision and site plan approval relative to an existing continuing care retirement community, where the applicant is proposing to reconfigure one of the buildings into senior affordable housing and modify the parking to accommodate a new entrance. As a result of the proposed minor subdivision, the applicant requires variances for the new lot not having street frontage and an insufficient side yard setback. Applicant: Manchester Senior Housing Block 100 Lot 10. Approved at the October 23, 2014 meeting. Case 1423

This resolution was **APPROVED** on motion by T. Umlauf and seconded by M. Dwyer.

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

A copy of the approved resolution is attached.

Mr. Glen & several Board Members expressed concern about the new sign the Board approved at the United Church of Christ on Ridgeway Road. The Secretary informed them the Zoning Officer was aware of it & is addressing the issues.

Adjournment: The meeting was adjourned at 7:25 p.m. on motion by J. Hankins and seconded by P. Ward. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary