

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Monday, November 15, 2010

**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 7:00p.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: P. Salvia, J. Vitale, W. Cook, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, T. Umlauf, H. Glen

Members Absent: None

Also Present: C. Reid, Attorney
R. Mullin, Engineer
5. Administrative Session:
Payment of Bills:
RFP #9809 for T & M Associates in the amount of \$393.47 for General Board Matters
RFP #9810 for T & M Associates in the amount of \$35.75 for Case 0612
RFP #83399 for T & M Associates in the amount of \$178.75 for Case 1044
RFP #83398 for T & M Associates in the amount of \$214.50 for Case 1043
RFP #83397 for T & M Associates in the amount of \$250.25 for Case 1042
RFP #9802 for T & M Associates in the amount of \$286.00 for Case 1046
RFP #9801 for T & M Associates in the amount of \$214.50 for Case 1045
RFP #83396 for T & M Associates in the amount of \$679.80 for Case 1047
RFP #9811 for T & M Associates in the amount of \$35.75 for Case 1037
RFP #9806 for T & M Associates in the amount of \$35.75 for Case 1040
RFP #74467 for Cafarelli & Reid in the amount of \$810.00 for Case 1047

Bills were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro.

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; P. Salvia, yes; J. Vitale, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Correspondence: The Secretary stated she received a letter from Mrs. Babinski Fairweather asking that Case 0612 be carried to the December 14, 2010 meeting.

The Secretary stated she received a letter from Mr. Alfieri asking that Cases 1042 & 1043 be carried to the December 14, 2010 meeting. All letters did include a waiver of time.

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

Case 0612	A T & T Mobility 15 East Midland Avenue Paramus, NJ 07652	Block 99.161 Lot 6 Grant & Scranton Avenue WTR-40 Zone
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This application is for a Use Variance to erect a 170-foot tall monopole cell tower in a zone where the use is not permitted. The applicant is also requesting preliminary & final site plan approval for the proposed structure & appurtenant equipment.

This application was **CARRIED to the December 14, 2010 meeting** on motion by W. Cook and seconded by M. Dwyer. All in favor. A waiver of time was given.

Case 1042	Shady Pines Construction PO Box 408 Old Bridge, NJ	Block 1.277 Lots 9-11 Lawrence Avenue R-10 Zone
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This application is for 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 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.

This application was **CARRIED to the December 14, 2010 meeting** on motion by W. Cook and seconded by M. Dwyer. All in favor. A waiver of time was given.

Case 1043	Shady Pines Construction PO Box 408 Old Bridge, NJ	Block 1.294 Lot 5 Southampton Blvd. R-10 Zone
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This application is for 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 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

This application was **CARRIED to the December 14, 2010 meeting** on motion by W. Cook and seconded by M. Dwyer. All in favor. A waiver of time was given.

Memorialization of a resolution of a variance approval to allow an additional 75 square foot freestanding I.D. sign along the Ridgeway Road frontage. Block 30 Lot 636, 3001 Ridgeway Road. Applicant: Quick Chek. Approved at the October 28, 2010 meeting. Case 1047

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

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; P. Salvia, yes; J. Hankins, yes; T. Umlauf, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance denial for a Use Variance to operate a solid waste management business where the use is not permitted in this zone. The applicant also requested preliminary and final site plan approval to modify the property to accommodate the proposed use. The Board, however, did not address the site plan portion of the application because the use variance was denied. Applicant: Rosoca Holdings, LLC. Denied at the April 19, 2010 meeting. Case 0913

Mr. Reid stated that this resolution will be ready for adoption at the December 14, 2010 meeting.

Mr. Richard Tomasik was present with regards to Case 1030 Block 41.02 Lot 9. Mr. Reid explained he was not scheduled to be on the agenda this evening, but some of the Board members asked that he appear to explain what changes were made and why the changes were made to his plan. Mr. Richard Tomasik was sworn in by Mr. Reid. He was the owner/applicant. He explained that he and the builder built the same exact home on Amsterdam Avenue. His wife liked that home and decided she would like to have that similar home. The lot in question became available in December 2009, he made application for the variance and the first time before the Board was February 2010. His wife was having second thoughts at that time. They did get the approval and construction of the home began. In May 2010, someone was interested in purchasing the home from them. The only thing was they wanted to do away with the 2-car garage into 2 additional bedrooms. The person who was interested was a long time Manchester resident and wanted to move back. The people who would be living in the home would be the husband and wife, the adult daughter, son-in-law and their 2 year old child. They wanted to create the 2 bedrooms downstairs so the couple and their child could have a little bit of privacy. They went back to the building department, got approvals for the changes, and got approval from the health department for the bigger septic and proceeded. He did send a letter to the Board in August 2010 informing them of the changes. They did not change the footprint of the house; they didn't change the height of the house. The only variance they came before the Board for was a height of the first floor above the crown of the road. They will eventually put a detached garage in the back. The lot is big enough to do that. The driveway is already in and it will accommodate 4 cars. The Board had a hard time understanding why if there are only going to be 5 people living in the house, what the need for 6 bedrooms is. There are 4 bedrooms and 2 full bathrooms on the second floor and 2 bedrooms with 1 and a half bathrooms on the first floor. Mr. Reid explained to the Board that there is nothing to vote on; Mr. Tomasik just came back as a courtesy to answer the Boards questions. The height of the home did not change and the footprint did not change at all.

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

Respectfully submitted,

Darlene E. Garcia
Secretary

Dated: November 29, 2010