

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, September 27, 2012

**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: W. Cook, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen

Members Absent: T. Umlauf, P. Salvia

Also Present: Colleen Dolcy, Attorney
Robert Mullin, Engineer

Administrative Session:

Approval of Minutes: The Minutes for the August 23, 2012 meeting were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro. All in favor.

The Minutes for the November 10, 2011 meeting were **APPROVED** on motion by J. Hankins and seconded by M. Dwyer. All in favor.

Payment of Bills:

RFP #17014 for T & M Associates in the amount of \$38.25 for Case 1279

RFP #17013 for T & M Associates in the amount of \$2216.57 for General Board Matters

RFP #17016 for T & M Associates in the amount of \$306.00 for Case 1276

RFP #17015 for T & M Associates in the amount of \$229.50 for Case 0925-0892

RFP #17020 for T & M Associates in the amount of \$420.75 for Case 1284

RFP #17019 for T & M Associates in the amount of \$191.25 for Case 1281

RFP #17018 for T & M Associates in the amount of \$1262.25 for Case 1280

RFP #15091 for T & M Associates in the amount of \$1179.75 for Case 1280

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

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; H. Glen, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Correspondence: The Secretary stated she received an affidavit from Mr. Jerman with regard to Case 1175

Professional Reports: Ms. Dolcy has nothing at this time.
Mr. Mullin has nothing at this time.

Case 1168 Joseph Connelly, Jr. Block 1.234 Lot 1
1601 Commonwealth Blvd 1601 Commonwealth Blvd
Toms River, NJ 08757 R-10 Zone

Mr. Connelly needs a variance to allow an existing 10' x 10' shed to remain having a 10' front yard setback along Parkview Blvd. where 30' is required; and to allow an existing 6' fence to remain on the property line along Parkview Blvd. where a 5' setback is required.

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 with conditions** on motion by W. Cook and seconded by K. Vaccaro.

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; H. Glen, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Case 1283 Gary Jamison Block 99.134 Lot 10
1100 Chilvers Avenue 1100 Chilvers Avenue
Whiting, NJ 08759 WTR-40 Zone

Mr. Jamison needs a variance to allow the installation of a 6' fence set back 28 feet from the Brooklyn Avenue property line where a minimum of 50 feet is required.

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 with conditions** on motion by W. Cook and seconded by K. Vaccaro.

ROLL CALL VOTE: W. Cook, yes; M. Dwyer, yes; H. Glen, yes; K. Vaccaro, yes; J. Hankins, yes; L. Fazio, yes.

Case 1280 Crown Castle International Corp. Block 85.03 Lot 12
62 Reads Way 102 Lakewood Ave
New Castle, DE 19720 WTRC-AF Zone

This application is for a Use Variance for the expansion of the existing telecommunications compound, a height variance for replacement of the existing monopole, and a site plan approval for the installation of the associated ground-mounted equipment.

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 with conditions** on motion by W. Cook and seconded by K. Vaccaro.

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; H. Glen, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Case 1175

Todd Jerman
10 Cupsaw Drive
Ringwood, NJ 07456

Block 1.302 Lots 19-21
Wellington & Manchester
R-10 Zone

Mr. Jerman needs a variance 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; an improvable lot area of 2,600 square feet where 5,800 square feet is required; a lot width of 75 feet where 100 feet is required; and a lot frontage of 75 feet where 100 feet is required.

Adjournment: The meeting was adjourned at 9:30 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary