

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, September 28, 2017

**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 7:10 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, J. Hankins, M. Dwyer, C. Schwartz

Members Absent: W. Cook

Also Present: C. Reid, Attorney
P. Jeffery, Engineer

Administrative Session:

Approval of Minutes: The minutes for the August 24, 2017 meeting were **APPROVED** on motion by K. Vaccaro and seconded by F. Finn. All in favor.

Payment of Bills:

RFP #27261 for T & M Associates in the amount of \$150.00 for Case 0764-1790

RFP #20595 for Christopher Reid, Esq. in the amount of \$300.00 for Case 1785 (replaced RFP #20593)

Bills were **APPROVED** on motion by K. Vaccaro and seconded by M. Dwyer.

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

Correspondence: The Secretary has nothing at this time.

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

Case 1789

Walter & Janet Peto
78 Mansfield Avenue
Manchester, NJ 08759

Block 52.40 Lot 17
78 Mansfield Avenue
RC Zone

Mr. & Mrs. Peto need a variance to allow the construction of an 11' x 18' 3-season room to the rear of the existing dwelling having a 15 foot rear yard setback where 20 feet is required. Walter Peto was sworn in by Mr. Reid. Mr. Peto testified that if they were to build a sunroom that met the setbacks it would only be 6 feet in depth, which would be of no use. He did apply to the Association & they gave him approval to build the 11' x 18' room they are proposing. He stated they would like the room so they can enjoy their yard and be free from the insects. It would make the house more aesthetically pleasing. There are other similar sunrooms in the area. There is no other place on the property that the room could be put because the homes are too close together. Currently there is a paver patio, that will be removed and a concrete slab will be installed. The A/C unit in the rear off to the side will not interfere with the proposed room. The only electric that will be run is for the outlets, a ceiling fan & a light. The impervious coverage will not increase because the room will be shorter than the existing paver patio. There is a house 3 or 4 houses away that has a similar room. The roof runoff will be handled by gutters. He does have drywells in the back yard. He doesn't believe there will be any issues with drainage.

Mrs. Fazio opened this portion of the meeting to the public. There being none, this portion of the meeting was closed.

This application was **APPROVED** on motion by P. Salvia and seconded by M. Dwyer.

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

Case 1787

Todd Karmazin
700 Broadway Blvd.
Toms River, NJ 08757

Block 1.70 Lot 5
700 Broadway Blvd.
R-10 Zone

Mr. Karmazin needs a variance to allow the construction of a 16' x 28' x 12' addition to the front & side of the existing dwelling; and a 10' x 22' addition to the front of the dwelling having a side yard setback of 4.8 feet where 10 feet is required. Katherine & Todd Karmazin were both sworn in by Mr. Reid. Mr. Karmazin testified that the home originally had 2 bedrooms which was OK in the beginning, but now they have 1 daughter and 1 son, so they turned their garage into a master bedroom. They would like to build a garage, the house currently has 3 bedrooms, but no garage. They tried to buy additional property, but the property owner does not respond. The family has grown, but the house did not. The survey provided depicts the current representation of his house. The addition labeled garage is 16' wide and 12' deep, it will be a garage & in the back it will be a laundry room. The garage will be accessed from Broadway Blvd. The existing driveway will be removed and a new one will be installed off Broadway. Mrs. Karmazin explained the addition will be 16' wide in the front then narrow down to 12' wide and 28 ½' deep, the garage will be 23' deep and the laundry room will be 5' deep. Mr. Glen asked if they had plans for these additions, yes they do. The Secretary stated they weren't submitted as part of the application package. They are trying to make the house more aesthetically pleasing. Nicole Ashkar, Zoning Officer stated she drew up the survey as per the plans they showed her at the counter. Mr. Jeffery clarified they are proposing living space in the living room, proposing a garage & a small laundry room. The driveway will be from Broadway and they will be removing the existing driveway to construct the new one. There will be gutters provided and run toward the street, into the storm water inlets in the streets, they have them both on Broadway & Larchmont. There will be no increase in bedrooms so 2 parking spaces are required, 1 in the garage and 1 in the driveway. He doesn't believe the proposed addition will not have a detriment to his neighbors. Mrs. Finn recused herself.

The Board asked that this application be carried to the next meeting so the applicant can provide elevations & floor plans for the proposed additions. Mr. Reid agreed with Mrs. Ashkar's request that a resolution be completed at the next meeting as well, if the Board approves the application.

Mrs. Fazio opened this portion of the meeting to the public. There being none, this portion of the meeting was closed.

This application was **CARRIED to the October 26, 2017 meeting** on motion by K. Vaccaro and seconded by P. Salvia. No further notice will be given.

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

Adjournment: The meeting was adjourned at 7:45 p.m. on motion by K. Vaccaro and seconded by J. Hankins. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary