

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, August 22, 2013

**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 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, K. Vaccaro, J. Hankins, M. Dwyer, P. Ward

Members Absent: L. Fazio, H. Glen

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

Administrative Session:

Approval of Minutes: The Minutes for the July 25, 2013 meeting were **APPROVED** on motion by K. Vaccaro and seconded by T. Umlauf. All in favor.

Payment of Bills:

RFP #TM234050 for T & M Associates in the amount of \$535.50 for Case 1051

RFP #TM234048 for T & M Associates in the amount of \$2295.00 for General Board Matters

RFP #TM234051 for T & M Associates in the amount of \$344.25 for Case 1393

RFP #TM233258 for T & M Associates in the amount of \$229.50 for Case 1284

RFP #11310 for Cafarelli & Reid in the amount of \$435.00 for Case 1394

RFP #11311 for Cafarelli & Reid in the amount of \$285.00 for Case 1396

RFP #11295 for Cafarelli & Reid in the amount of \$300.00 for Case 1397

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

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

Correspondence: The Secretary stated she has nothing at this time.

Professional Reports: Mr. Mullin stated that he did get a call from the applicant, Aaron Developers; Case 1158, the application was for a single family dwelling on an undersized lot on the corner of Bayonne & Bloomfield. The applicant is proposing to make a slight modification to the footprint of the home. As approved there was a bay window that was somewhat setback at 60 feet there is a slight change which cantilevered the window out changing the front setback to 58 feet. The required setback is 50 feet. He has no objections to the change. He sent a letter to the Board Secretary dated 8/21/13 reflecting same.

Mr. Reid has nothing at this time.

Memorialization of a resolution of a variance approval to allow the construction of single family dwelling on a lot having a lot width of 133.32 feet where 200 square feet is required; and a lot frontage of 133.2 feet where 200 feet is required. Applicant: Arthur Kurpiewski Block 55 Lot 691.03, Johnson Avenue. Approved at the July 25, 2013 meeting. Case 1394

This resolution was **APPROVED** on motion by K. Vaccaro and seconded by M. Dwyer.

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

A copy of the corrected resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of an attached deck on the rear of an existing home having a 10' rear yard setback where 20' is required. Applicant: William Romano Block 71.02 Lot 115, 58 Aberdeen Lane. Approved at the July 25, 2013 meeting. Case 1396

This resolution was **APPROVED** on motion by K. Vaccaro and seconded by M. Dwyer.

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

A copy of the corrected resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of a 13' x 16' patio cover above an existing concrete slab having a 10' rear yard setback where 20' is required. Applicant: Robert & Maryann Martin Block 52.40 Lot 1, 46 Mansfield Avenue. Approved at the July 25, 2013 meeting. Case 1397

This resolution was **APPROVED** on motion by K. Vaccaro and seconded by M. Dwyer.

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

A copy of the corrected resolution is attached.

Case 1395

Linda La Grutta
451 Larchmont Street
Toms River, NJ 08757

Block 1.98 Lot 26
451 Larchmont Street
R-10 Zone

Ms. La Grutta needs a variance for an existing shed in the front yard along Broadway Blvd. having a 15' front yard setback where 30' is required. Linda LaGrutta was sworn in by Mr. Reid. The shed was put in in 2001. It is used to store her garden tools. She is the only one who lives there; she is the sole provider of her home. She is self employed. There were no permits for the shed or fence, someone else installed it for her. It would

be a financial hardship to have to move it. Since it has been there for so long it wouldn't withstand being moved. It is sitting on pressure treated wood and has a plywood floor. Mr. Cook asked about the large motor home at the neighbor's house, he asked if it is parked there quite often. She stated it is parked there 12 months out of the year.

Mr. Cook opened this portion of the meeting to the public. There being no public participation at this time, this portion of the meeting was closed.

Mr. Mullin stated that there are no issues with the site triangle. He also stated that subject to the Board's approval he would ask that when she files for the permit for the shed that she also does the same with the fence.

Mr. Cook stated that with the motor home parked where it is the neighbor can't even see the shed.

This application was **APPROVED with conditions** on motion by M. Dwyer and seconded by K. Vaccaro.

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

On motion by M. Dwyer and seconded by P. Salvia the Board went into Executive Session to discuss litigation issues at 7:15 p.m. All in favor.

On motion by K. Vaccaro and seconded by T. Umlauf the Board came out of Executive Session at 7:25 p.m. All in favor.

On motion by M. Dwyer and seconded by T. Umlauf to authorize Christopher Reid to represent the Zoning Board in the Jaylin Appellate Case regarding Walmart.

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

Adjournment: The meeting was adjourned at 7:25 p.m. on motion by K. Vaccaro and seconded by T. Umlauf. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary