

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, November 14, 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, W. Cook, K. Vaccaro, J. Hankins, H. Glen, P. Ward

Members Absent: P. Salvia, L. Fazio, M. Dwyer

Also Present: C. Reid, Attorney (arrived 7:10 p.m.)
R. Mullin, Engineer

Administrative Session:

Approval of Minutes: The Minutes for the September 26, 2013 meeting were **APPROVED** on motion by K. Vaccaro and seconded by T. Umlauf. All in favor.

Payment of Bills:

RFP #18342 for T & M Associates in the amount of \$1794.00 for General Board Matters

RFP #18344 for T & M Associates in the amount of \$2027.25 for Case 1391

RFP #18343 for T & M Associates in the amount of \$420.75 for Case 1284

RFP #18345 for T & M Associates in the amount of \$153.00 for Case 1394

RFP #18347 for T & M Associates in the amount of \$497.25 for Case 1303

Bills were **APPROVED** on motion by K. Vaccaro and seconded by T. Umlauf.

ROLL CALL VOTE: K. Vaccaro, yes; T. Umlauf, yes; H. Glen, yes; J. Hankins, yes; P. Ward, yes; W. Cook, yes.

Correspondence: The Secretary has nothing at this time.

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

Discussion – Ordinances 13-010 & 13-013

Mr. Cook stated that **Ordinance 13-010** changes the length of driveway based on lot width. That is the only change to the ordinance. The Council is just looking for their input if they have any comments or suggestions. If the lot is less than 60 feet in width the driveway must be 25 feet, and 20 feet on lots 60 feet or greater. He is assuming and he would ask Councilman Vaccaro the reason for this is to allow people to see pulling out of their driveway. Mr. Vaccaro stated that is one of the reasons. Mr. Cook asked if anyone had any comment or discussion. Mr. Glen is asking why there is 2 different distances required, he doesn't understand the reasoning? Mr. Mullin stated he is not sure, he did place a call to Mr. Thomas who had written this ordinance to see if he could provide additional information, he didn't hear back from him, but his thinking is it may have something to do with the available space in front of the lot for additional on-street parking. If you have a wider lot, you have more on-street parking in front of your property so you can get away with a shallower driveway, he is not sure. He doesn't know the basis for it. One of the issues he did talk to Mr. Yodakis, Planning Board Engineer/Township Engineer about relative to the 20 foot, it also has to do with the new models being offered by Pulte Homes at River Pointe. It reduces the setback from 25 to 20 for a driveway or garage structure, even at 20 feet it provides sufficient parking space that a vehicle would not overhang the sidewalk. Mr. Glen also asked about the option of a "blanket variance" that was mentioned in the memo. Mr. Mullin stated the blanket variance is not going through, the ordinance change is straightforward and cleaner and gets it done all at once. Mr. Glen is curious as to why the Council was asking for a "blanket variance"? Mr. Cook has never heard of the term "blanket variance". The Board has to consider each and every property in and of itself. Mr. Mullin stated the retirement communities were all before the Planning Board, so if there were a "blanket variance" it would be the Planning Board's jurisdiction. Mr. Glen asked how many lots will be affected by this and involved in this. Mr. Umlauf stated in River Pointe there are approximately 300 lots left, so taking a guess he would say about 1/3 of the lots maybe a little more. Mr. Umlauf brought the brochures if anyone wanted to see them. The option they are offering now is an attic stair to the garage from the garage, with that they need a 4 foot bump out to accommodate and they also have a 4 foot garage extension as well. Mrs. Vaccaro stated that she attended the Planning Board meeting and they were talking about the length of the driveways and were concerned about the cars overhanging the sidewalk. Mr. Glen asked if Pulte was satisfied with this. Mr. Umlauf stated Jim Mullen; their legal representative has been in contact with the Township and is satisfied.

Mr. Cook asked if there are any objections with them going forth with this ordinance. The Zoning Board does not have any issue with this ordinance.

Mr. Cook stated that **Ordinance 13-013** reduces the improvable lot area. He is going to ask Mr. Mullin what improvable lot area is. Mr. Mullin stated that improvable lot area is essentially what's left after you take away front yard setback of the principle structure and the side and rear yard setbacks of accessory structures, there are some additional qualifiers in the definition relative to wetlands buffers and so on, but for the purposes of this discussion out in Roosevelt City, the WTR-40 zone those additional reductions are very rare, you aren't going to see that in that zone. You are only looking at the front yard setback of the principle structure which is 50 feet then you take into account side yard and rear yard setbacks of accessory structures which is 25 feet that leaves you with the improvable lot area. The ordinance is reducing it from 18,700 square feet to 14,400 square feet. He did ask the question of Mr. Thomas what's the basis for that? This ordinance at the same time reduces the minimum lot width and lot frontage from 200 feet to 195 feet, but the 14,400 square feet takes into account corner lots in Roosevelt City because you have two 50' front yard setbacks. Mr. Mullin stated that Mr. Glen had a comment about the elimination of the minimum floor area, with this latest version that has not been eliminated nor is the 1000 square foot maximum on accessory structures, it is back in the way it was.

Mr. Cook asked if there are any objections with them going forth with this ordinance. The Zoning Board does not have any issue with this ordinance.

Memorialization of a resolution of a Use Variance approval to allow the construction of a 7,500 square foot contractor's office/warehouse building and associated site improvements on a 3.12-acre lot where the proposed use is not permitted. Applicant: Eric G. Larson, Jr. Electrical Contracting, Block 70 Lot 7.04, Route 547. Approved at the October 24, 2013 meeting. Case 1391

Mr. Reid went over the resolution and the conditions of approval. The Board disagreed with condition #1 they wanted no vehicle maintenance inside or outside. Mr. Reid will make that correction.

Change will be No vehicle maintenance shall be performed; all maintenance shall be strictly prohibited.

This resolution was **APPROVED** on motion by P. Ward and seconded by H. Glen.

ROLL CALL VOTE: P. Ward, yes; H. Glen, yes.

A copy of the corrected resolution is attached.

Adjournment: The meeting was adjourned at 7:30 p.m. on motion by K. Vaccaro and seconded by J. Hankins. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary