

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, February 22, 2018

**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 6:05 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, L. Fazio, K. Vaccaro, J. Hankins, W. Cook

Members Absent: P. Salvia, M. Dwyer, C. Schwartz

Also Present: C. Reid, Attorney
P. Jeffery, Engineer
N. Ashkar, Zoning Officer

Administrative Session:

Approval of Minutes: The Minutes for the January 25, 2018 Re-Organization meeting were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro. All in Favor.

Payment of Bills:

RFP #25704 for T & M Associates in the amount of \$465.00 for Case 1702
RFP #25702 for T & M Associates in the amount of \$387.50 for Case 1700
RFP #25705 for T & M Associates in the amount of \$310.00 for Case 1703
RFP #25700 for T & M Associates in the amount of \$155.00 for Case 1793
RFP #25703 for T & M Associates in the amount of \$465.00 for Case 1701
RFP #20499 for Christopher Reid, Esq. in the amount of \$405.00 for Case 1797
RFP #20498 for Christopher Reid, Esq. in the amount of \$405.00 for Case 1799

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

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; F. Finn, yes; H. Glen, 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.

Memorialization of a resolution of a variance approval to allow 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 available; a lot frontage of 75 feet where 100 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. Applicant: Jeffrey Jerman, Block 1.61 Lot 13, 1316 Fourth Avenue, Pine Lake Park. Approved at the January 25, 2018 meeting. Case 1793

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

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; F. Finn, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of a 14' x 28' in-ground pool & 6' fence within the front yard area of an existing lot along Larchmont Street where a 5' setback is required for fences over 4' in height; the pool will have an 8' front yard setback where 30' is required. Applicant: Katherine Duffy, Block 1.320 Lot 1, 1101 Monmouth Avenue, Pine Lake Park. Approved at the January 25, 2018 meeting. Case 1799

This resolution was **APPROVED** on motion by W. Cook and seconded by F. Finn.

ROLL CALL VOTE: W. Cook, yes; F. Finn, yes; K. Vaccaro, yes; J. Hankins, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow 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 available; a lot frontage of 75 feet where 100 feet is required; a lot width of 75 feet where 100 feet is required; and an improvable lot area of 2,600 square feet where 5,800 square feet is required. Applicant: Jeffrey Jerman, Block 1.290 Lot 1, 1500 Parkview Blvd., Pine Lake Park. Approved at the January 25, 2018 meeting. Case 1701

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

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; F. Finn, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow 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 available; a lot frontage of 75 feet where 100 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. Applicant: Jeffrey Jerman, Block 1.206 Lot 40, 1209 Tenth Avenue, Pine Lake Park. Approved at the January 25, 2018 meeting. Case 1702

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

ROLL CALL VOTE: W. Cook, yes; K. Vaccaro, yes; F. Finn, yes.

A copy of the approved resolution is attached.

Case 1703	Catherine Herring 3223 Ridgeway Road Manchester, NJ 08759	Block 54 Lot 699.01 3223 Ridgeway Road R-40 Zone
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Ms. Herring needs a variance to allow the construction of a 1-story single family dwelling on a lot having a lot frontage of 130.53 feet where 200 feet is required and a lot width of 130.63 feet where 200 feet is required. Catherine Herring was sworn in by Mr. Reid. She purchased the land from the estate of her grandmother. There was an existing home there, but they demolished it to build a new home. There were a lot of issues with the existing home, it was a safety hazard, the wiring was not up to code, it was not structurally sound. She did not feel safe living there. Mrs. Ashkar gave the Board some background history on this property. The applicant's contractor came in for a permit for a new build and the existing condition was insufficient lot frontage. She gave them a conditional zoning permit, the house is currently up. She allowed them to build with the stipulation that they applied for the variance. There is nothing they can do to make this lot any larger, all the lots are the same size. There was an existing home on there for over 50 years prior to this. She didn't want to hurt the family by delaying them while going through the variance procedure. It meets all the setback requirements, where the previous home did not. It's an improvement to the area and it is a hardship that can't be changed. Mr. Jeffery would like the applicant to put some information on the record. He stated the lot is large enough for the zone to meet the zoning requirements, it is just too narrow. The dwelling will be a 4 bedroom single story home with a 2-car garage with an asphalt driveway. The home will be serviced by natural gas, the oil tank was removed. The applicant agreed to meet all the requirements in Mr. Jeffery's letter dated 1/2/18. The recharge trenches need to be shown on the plan, the applicant agreed.

Mrs. Fazio opened this portion of the meeting to the public. There being no public participation, 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; F. Finn, yes; H. Glen, yes; J. Hankins, yes; L. Fazio, yes.

Adjournment: The meeting was adjourned at 6:20 p.m. on motion by J. Hankins and seconded by M. Dwyer. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary