

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, June 28, 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 6:00 p.m. by Vice-Chairwoman Karen Vaccaro.
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, J. Hankins, P. Salvia, K. Vaccaro
M. Dwyer (6:05)
W. Cook

Members Absent: L. Fazio, C. Schwartz

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

Administrative Session:

Approval of Minutes: The minutes for the May 24, 2018, meeting were **APPROVED** on motion by W. Cook and seconded by P. Salvia. All in favor.

Payment of Bills:

RFP #25718 for T & M Associates in the amount of \$480.00 for Case 1665

RFP #25719 for T & M Associates in the amount of \$240.00 for Case 1786

RFP #25720 for T & M Associates in the amount of \$240.00 for Case 1796

RFP #25721 for T & M Associates in the amount of \$160.00 for Case 1798

RFP #25722 for T & M Associates in the amount of \$590.64 for Case 1700

RFP #25724 for T & M Associates in the amount of \$178.77 for Case 1704

RFP #25725 for T & M Associates in the amount of \$320.00 for Case 1805

Bills were **APPROVED** on motion by W. Cook and seconded by P. Salvia.

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

Correspondence: Chris Reid, training for Board members Land Use Liability Training, power point, will down load, take attendance, try to limit law suits. Next meeting early or at the end of meeting.

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

Case 1789

Raymond Rodriquez
13 Indiana Way
Manchester, NJ 08759

Block 85.01 Lot 4
108 Manchester Blvd
WTB-1 Zone

This application is for a minor site plan & use variance to construct a 4,000 square foot private garage upon the subject property which currently contains a 2-story detached dwelling and a single story detached garage. He needs a bulk variance to allow the proposed accessory garage to have a 20 foot front yard setback to Manchester Avenue where 50 feet is required.

Lawrence Mandell, Attorney for the applicant, plan submitted for variance pointed out by Ms. Ashkar needs site plan amendment, use variance greatly appreciated.

Ken Schlatmann, Engineer, sworn in and accepted by Board

Raymond Rodriquez also sworn in.

Mr. Rodriquez car collector, 13 vehicles purchased property to build garage and store vehicles, he will live on property and there will be no commercial vehicles. Only necessary maintenance of vehicles.

Mr. Schlatmann, triangle shape property, need variance, existing non-conforming, had carriage house on property removed. Single story building gable roof.

Mr. Reid, oddly shaped property, Mr. Schlatmann, yes.

Mr. Schlatmann, pole barn structure, metal frame, single - story gable roof will not exceed 16 ft, Exhibit A-1

Mr. Reid, siding, roof, color same as house, Mr. Rodriquez, yes.

Mr. Schlatmann, doors and windows.

Mr. Jeffery, no issues, applicant will comply with T & M review letter.

Mr. Mandell, yes. Desire to live and store vintage cars, WB1 zone, pre-existing non-conforming, odd shape property.

Mrs. Vaccaro 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 W. Cook (enhance drainage, landscape, only vehicles maintenance, no body work) and seconded by M. Dwyer.

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

Adjournment: The meeting was adjourned at 7:00 p.m. on motion by J. Hankins and seconded by W. Cook. All in favor.

Respectfully submitted,

Marianne Borthwick
Acting Secretary