

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, August 23, 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 Chairwoman Linda Fazio.
2. This meeting had been duly advertised, filed and posted in accordance with the Public Meetings Act. Open
3. A Pledge of Allegiance and Salute to the Flag.
4. Roll Call:
Members Present: L. Fazio, K. Vaccaro, M. Dwyer, H. Glen, P. Salvia, W. Cook

Members Absent: F. Finn, C. Schwartz

Also Present: C. Reid, Attorney
C. Rooney, Engineer
L. Clune, Zoning Officer

Administrative Session:

Approval of Minutes: June 28, 2018 & July 26, 2018
Motion to approve by Mr. Cook, seconded by Ms. Vaccaro

Payment of Bills:

RFP #25737 for T & M Associates in the amount of \$120.00
RFP #25738 for T & M Associates in the amount of \$320.00
RFP #25739 for T & M Associates in the amount of \$320.00
RFP #25740 for T & M Associates in the amount of \$320.00
RFP #25742 for T & M Associates in the amount of \$320.00
RFP #25743 for T & M Associates in the amount of \$320.00
RFP #25744 for T & M Associates in the amount of \$320.22
RFP #25745 for T & M Associates in the amount of \$240.00
RFP #20534 for Cafarelli & Reid in the amount of \$1,185.00
Bills were **APPROVED** on motion by W. Cook and seconded by M. Dwyer.
ROLL CALL VOTE: W. Cook, yes, F. Finn, yes, L. Fazio, yes, K. Vaccaro, yes; H. Glen, yes; P. Salvia, yes

Correspondence: None

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

Case 1810 Robert DelSordo Block 1.61 Lot 22
313 Burnside St. 313 Burnside St.
Toms River NJ 08757 R-10

Variance to allow the construction of a detached garage, variance relief proposed accessory structure front yard area, setback to front line of 7ft. where 30ft. is required & setback for rear lot line of 25.3 where minimum setback of 26ft. is required.

Mr. DelSordo sworn in, garage to service vehicle, storage for classic car.

Mr. Rooney, multi-car garage, Mr. DelSordo, one car, storage needs.

Ms. Fazio, roof & siding, Mr. DelSordo, steel, floor concrete, roof & siding will match house.

Exhibit A-1, Mr. DelSordo

Mr. Reid, what access, Mr. DelSordo, off driveway, all stone, buses and trees all staying.

Mr. Rooney, gable roof, 12ft peek 16ft. How wide driveway, Mr. DelSordo, same as now.

Ms. Fazio questioned site triangle, Ms. Clune, cannot park or put anything in that area, impede sight must remain free and clear.

Mr. Rooney, discussed #6, 7 of review letter, storm water, need for what applicant is asking for.

Mr. Reid explained must show hardship about land for approval

Mr. Rooney, move closer to Burnside St. eliminate rear set back, Mr. Reid, move toward Burnside, more of site triangle issue.

Mr. DelSordo, agreed to conditions, buffer along 4th. Ave. trees to stay, garage will match house.

OPEN PUBLIC PORTION:

HEARING NONE

PUBLIC PORTION CLOSED

Mr. Reid summarized conditions, 3 forms of relief, match house, buffer, fence, scrubs, trees remain.

Motion to approve by Mr. Cook with conditions, oak tree to stay, seconded by

Ms. Vaccaro

Roll Call: Mr. Cook-yes, Ms. Vaccaro-yes, Chairperson Fazio-yes

Mr. Dwyer-yes, Mr. Salvia-yes, Mr. Glen –yes

Case 1813	John McKiernan	Block 1.219	Lot 13
	1116 Commonwealth Blvd	R-10 Zone	
	Toms River, NJ 08757		

Variance needed to construct a 6ft. high solid fence. Variance relief upon 6ft. high solid fence with front yard area where in front yard area fences are limited to 4ft. in height.

Mr. McKiernan sworn in, fence for safety of children, replaces old fence falling down. Property odd shaped, detached garage in middle of property.

Mr. Rooney, what kind of fence, Mr. McKiernan, wood stockade.

OPEN PUBLIC PORTION:

Mr. Waltz, 1132 Commonwealth, sworn in, no issue, good neighbor, making much needed improvements to property.

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Cook, seconded by Ms. Vaccaro

Roll Call: Mr. Cook-yes, Ms. Vaccaro-yes, Chairperson Fazio-yes

Mr. Dwyer-yes, Mr. Glen-yes, Mr. Salvia-yes

Case 1809	Robert E. Entrekin	Block 75	Lot 95
	1A Buckskin Ct	RC Zone	
	Manchester, NJ 08759		

Variance needed to construct an enclosure of an existing covered porch/patio. Variance relief upon porch located closer than 40ft. to an adjacent structure, where setback of 40ft. between structures is required.

Mr. Entrekin, sworn in, addressed concerns in T&M letter submitted revision.

Mr. Rooney, heating, Mr. Entrekin, fireplace only.

Mr. Entrekin, on corner, next house on cul de sac on angle, cover patio, enclosure smooth building, existing roof, Mr. Rooney, walls, screens, windows, Mr. Entrekin, walls, windows, looks like one next to me.

Mr. Reid, approval of HOA, Mr. Entrekin, yes.

Mr. Rooney, siding and roof color, Mr. Entrekin match house.

PUBLIC PORTION OPEN:

HEARING NONE

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Cook, seconded by Ms. Vaccaro

Roll Call: Mr. Cook-yes, Ms. Vaccaro-yes, Chairperson Fazio-yes

Mr. Dwyer-yes, Mr. Glen-yes, Mr. Salvia-yes

Case 1814	Robert Patuto	Block 1.71	Lot 20
	2 First St	932 Broadway Blvd.	
	Manchester, NJ 08759	R-10 Zone	

Variances needed to construct a single family dwelling. Variance relief upon minimum lot area required of 10,000 sq.ft. where 7,500 is proposed & existing from minimum lot frontage requirement of 100 ft. where 75ft. is proposed & existing from minimum lot width requirement of 100 ft. where 75ft. is proposed & existing & improvable lot area requirement of 5,800 sq.ft. where 4,225 sq.ft. is proposed.

Anthony Pagano, Attorney for applicant

Mr. Reid, questioned buy sell letter, Mr. Pagano, Rosenthal 941 4th. Ave., referred to Del Mar case, bring property into conformity.

Ken Schlatmann, Engineer for applicant, sworn in and accepted by Board.

75 x 100 lot, zone r-10 100 x 100 required, frontage, width, and improvable lot relief.

Mr. Pagano, types of homes in area

Mr. Schlatmann, Exhibit A-2 photos homes in area, Exhibit A-3 tax map, Exhibit A-4 color rendering.

Mr. Schlatmann, vacant lot 75 x 100 5th Ave, homes on 75 x 100 on 4th Ave & 3rd. Ave.

Ms. Fazio, corner lot, to buy to comply, Mr. Schlatmann, will not meet all other requirements.

Exhibit A-5 architectural of house

Mr. Schlatman, will comply with T & M letter.

Mr. Rooney, basement, Mr. Schlatmann, yes, Mr. Rooney high ground water, Mr. Schlatman, plan elevation 72 inch down from grade 62, 6ft. down around 55-5 above seasonal about foot off.

Mr. Rooney need sump pump, Mr. Schlatmann, directed to dry well.
 Mr. Rooney change 1st floor elevation, Ms. Clune, floor elevation.
 Mr. Schlatmann, more prudent put in sump pump to dry well handle additional load.
 Ms. Fazio, trees cleared, Mr. Schlatmann not all.
 Mr. Glen, heavy wooded lots, too little trees left.
 Mr. Reid, compliance with tree ordinance, Mr. Schlatmann, yes.

PUBLIC PORTION OPEN:

Mrs. Rosenthal 941 4th Ave., sworn in, butts up to my back yard, how many feet off my property. Trees in chain link fence.
 Looking at wrong lot, lot 23, not issue.
 Mr. Reid tree not an issue, Mr. Pagano either way we are not removing tree.
 Kevin Curchin 933 Broadway, sworn in, concern with cars parking on street too many cars in driveway, undersized lots cause problems, too much traffic.
 Mr. Schlatmann, driveway big enough for several cars, none on street.
 Ms. Fazio, concern also with parking on street, Mr. Schlatmann, discuss with Mayor for roads and speeds reduced, parking concerns.

PUBLIC PORTION CLOSED:

Motion to approve by Mr. Cook, with all conditions discussed, Mr. Rooney seasonal water subject to engineer review, Mr. Schlatmann, yes, seconded by Ms. Vaccaro
 Roll Call: Mr. Cook-yes, Ms. Vaccaro-yes, Chairperson Fazio-yes
 Mr. Dwyer-yes, Mr. Salvia-yes
 Mr. Glen-No

Adjournment: The meeting was adjourned at 7:50 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Marianne Borthwick
 Acting Secretary