

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, September 27, 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 Acting Secretary Marianne Borthwick.
2. At the direction of Board Attorney Mr. Reid, due to the absence of both Chairperson Fazio and Vice Chairperson Vaccaro, a motion by Mr. Schwartz and seconded by Mr. Dwyer to elect as Acting Chairperson Mr. Cook, Acting Vice Chairperson Mr. Salvia
3. This meeting had been duly advertised, filed and posted in accordance with the Open Public Meetings Act.
4. A Pledge of Allegiance and Salute to the Flag.
5. Roll Call:
Members Present: M. Dwyer, P. Salvia, F. Finn, W. Cook, C. Schwartz
Members Absent: Fazio, Vaccaro, Glen,
Also Present: C. Reid, Attorney
P. Jeffery, Engineer

Administrative Session:

Approval of Minutes: September 27, 2018
Motion to approve by Mr. Salvia, seconded by Mr. Dwyer

Payment of Bills:
RFP #25752 for T & M Associates in the amount of \$160.00
RFP #25753 for T & M Associates in the amount of \$120.00
RFP #25754 for T & M Associates in the amount of \$160.00
RFP #25755 for T & M Associates in the amount of \$120.00
RFP #27299 for T & M Associates in the amount of \$1,509.05

Bills were **APPROVED** on motion by Mr. Dwyer and seconded by Mr. Salvia.

ROLL CALL VOTE: Mr. Dwyer-yes, Mr. Salvia-yes, Ms. Finn-yes, Mr. Cook-yes

Correspondence: Letter from Mayor Palmer, appointing new board member, Wesley Ritterbush.

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

Memorialization of a resolution approving a 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.
Robert DelSordo, Block 1.61 Lot 22, 313 Burnside St. Pine Lake Park
Approved September 27, 2018 meeting. Case# 1810

Motion to approve by Mr. Dwyer, seconded by Mr. Salvia
Roll Call: Mr. Dwyer-yes, Mr. Salvia-yes, Acting Chairperson Cook-yes

Memorialization of a resolution approving a 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.

John McKiernan, Block 1.219 Lot 13, 1116 Commonwealth Blvd., Pine Lake Park
Approved September 27, 2018 meeting Case#1813

Motion to approve by Mr. Salvia, seconded by Mr. Dwyer

Roll Call: Mr. Salvia-yes, Mr. Dwyer-yes, Acting Chairperson Cook-yes

Memorialization of a resolution approving a 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.

Robert E. Entrekin, Block 75 Lot 95, 1A Buckshin Ct.,
Approved September 27, meeting Case# 1809

Motion to approve by Mr. Dwyer, seconded by Mr. Salvia

Roll Call: Mr. Dwyer-yes, Mr. Salvia-yes, Acting Chairperson Cook-yes

Memorialization of a resolution approving 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.

Robert Patuto, Block 1.71 Lot 20, 932 Broadway Blvd., Pine Lake Park
Approved September 27, 2018 meeting. Case#1814

Motion to approve by Mr. Dwyer-yes, seconded by Mr. Salvia

Roll Call: Mr. Dwyer-yes, Mr. Salvia-yes, Acting Chairperson-yes

Case# 1812 Robert Raia	Block 1.108 Lot 26
941 5 th . Ave.	941 5 th . Ave
Toms River, NJ 08757	R10 Zone

Applicant proposing accessory structure (shed) in front yard area, proposing a setback of 10ft. from front property line, where 30ft is required.

Mr. Raia sworn in, corner lot, set back 30ft., patio, shed will not fit with septic, wants to consider a future pool.

Mr. Cook, middle, 10ft. not on corner, purpose for shed, Mr. Raia storage.

Mr. Cook, you will also need a variance for pool and will need a fence for pool. How far from pavement of road, Mr. Raia not sure.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Mr. Jeffery, consistent with neighborhood, Mr. Raia match shed and house, yes.

Mr. Salvia shed from corner, site triangle, Ms. Finn, no issue.

Mr. Reid, house roof shingles brown, match shed, Mr. Raia, yes

Mr. Cook, consider variance for future pool, fence at this time, Mr. Raia, yes

Mr. Reid, Mr. Cook is saving you money and time, roll in to one.

Mr. Jeffery, move closer to property line, Mr. Raia sketch 6ft fence location on survey

Exhibit A-1, Mr. Jeffery work in pool also setback 35ft from Middlesex.

Mr. Reid variance allow fence on property line.

Motion to approve with conditions by Mr. Cook, seconded by Ms. Finn

Roll Call: Acting Chairperson Cook-yes, Ms. Finn-yes, Mr. Dwyer-yes, Mr. Salvia-yes, Mr. Schwartz-yes

Case# 1815 M. Sarama, LLC	Block 1.127 Lot 14
3174 Johnson Avenue	1816 7 th . Avenue
Manchester, NJ 08757	R10 Zone

Applicant requesting a variance, seeking relief from finished floor height above the centerline of the road. Building height conforms with ordinance requirement 35ft maximum, 30ft proposed.

Mr. Peter La Fredo, Attorney for applicant, will have Jason Marciano, Engineer, East Coast Engineering, Mario Sarama testify.

Mr. Marciano, sworn in and accepted by Board, Mr. Sarama sworn in.

Mr. Marciano, Pine Lake Park, 7th. Avenue, Hannibal to west, higher goes down to 7th. 3ft elevation

difference in road, midway in front of lot slope, rear neighbor foundation exposed. Typical of neighborhood. 2 story home, basement, septic, retaining wall, zoning approved, height allows 35ft roof line, closer to 29, standard construction foundation 1.4ft difference, 67.5 average crown of road we are 5.4ft over average number.

Exhibit A-1 all lots developed, page 2 foundation 1.5, page 3 back 9ft elevation difference, page 4 street views. Not a steep high yard, no one will ever know it is higher.

Mr. Cook, how many steps, Mr. Marciano, 5 steps, retaining wall to help with run off and dry wells required.

OPEN PUBLIC PORTION:

Hearing none

CLOSED PUBLIC PORTION:

Mr. Reid, satisfied with conditional variance, fits in area

Mr. Marciano, yes, Mr. Reid, total height, open, air, space, Mr. Marciano, yes

Mr. LaFredo, Mr. Reid covered all, agree.

Motion to approve by Mr. Dwyer, seconded by Ms. Finn

Roll Call: Mr. Dwyer-yes, Ms. Finn-yes, Acting Chairperson Cook-yes

Mr. Salvia-yes, Mr. Schwartz-yes

Mr. Reid read resolution into record to memorialize resolution this meeting. Need completion letter from Mr. Jeffery.

Motion to approve with conditions by Mr. Dwyer, seconded by Ms. Finn

Roll Call: Mr. Dwyer-yes, Ms. Finn-yes, Acting Chairperson Cook-yes

Mr. Salvia-yes, Mr. Schwartz-yes

Adjournment: The meeting was adjourned at 8:05 p.m. on motion by Ms. Finn and seconded by Mr. Salvia. All in favor.

Respectfully submitted,

Marianne Borthwick
Acting Secretary