

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

**REGULAR MEETING**

Thursday, February 28, 2019

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 6:35 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: K. Vaccaro, M. Dwyer, H. Glen., W. Cook,  
P. Dambroski  
Members Absent: L. Fazio, P. Salvia, C. Schwartz

Also Present:  
C. Reid, Attorney C. Rooney, Engineer

**Administrative Session:**

**Approval of Minutes:** January 24, 2019 Re-Organization & General Meeting

Motion to Approve: Mr. Dwyer, seconded by Mr. Glen  
Roll Call: Mrs. Vaccaro-yes, Mr. Cook-abstain,  
Messrs. Dwyer- yes, Glen-yes, Dambroski- yes

**Payment of Bills:**

#TMC359662 Invoice 25773 for T & M Associates in the amount of \$160.00 for Case 0764-1790  
#TMC349663 Invoice 25774 for T & M Associates in the amount of \$160.00 for Case 1814  
#TMC359664 Invoice 25775 for T & M Associates in the amount of \$400.00 for Case 1817

Motion to approve by Mr. Cook, seconded by Mr. Dwyer  
Roll Call: Ms. Vaccaro-yes, Messrs. Cook-yes, Glen-yes,  
Dwyer-yes, Dambroski-yes

**Correspondence:** The Secretary has nothing at this time.

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

**Memorialization of a resolution for a variance approval for first floor elevation above crown of roadway, requesting to construct the first floor of subject dwelling (SFD) eight feet above the crown of the roadway where a maximum of four feet is permitted. Applicant: Daniel & Maria Cedeno Block 1.201 Lot 15 1724 Eleventh Avenue. Approved at the January 24, 2019 meeting. Case 1817**

This resolution was **APPROVED** on motion by M. Dwyer and seconded by K. Vaccaro.

**ROLL CALL VOTE:** K. Vaccaro, yes; M. Dwyer, yes; W. Cook- abstain; H. Glen, yes; Dambroski, yes.

A copy of the approved resolution is attached.

**Case 1918**

Jeffrey Jerman	Block 1.335 Lot 5 & 7
P.O Box 922	Pemberton Street & Englemere Boulevard
Pt. Pleasant Borough, NJ	R-10 Zone

Mr. Jerman needs a variance to construction a single family dwelling on a lot having a lot area of 7,500 square feet where 10,000 square feet is required; a lot width of 75 feet where 100 feet is required; a lot frontage 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. Jeffrey Jerman was sworn in by Ms. Reid. He is the owner and the applicant. The following items were marked into evidence:

A1: Affidavit from Jeff Jerman to show property is an undersized lot where none of the prior owners have owned any adjoining property since 1915.

A2: site plan of property

A3: proposed renderings of the home and the photos of the neighborhood. (Photo Board.)

Mr. Reid asked when photos were taken- Mr. Jerman replied- approx. 2-3 weeks ago

A4: Aerial photo of property- shows relation to the other properties in the neighborhood.

Mr. Reid asked time of photo- Mr. Jerman replied November of 2018

Property abuts 2 other properties.

A5: Buy/Sell Letter to owner of Lots 1 & 3 dated February 14, 2019. Owner replied not interested.

A6: Buy/Sell Letter to owner of Lot 8 dated February 14, 2019. Owner offered to sell lot with home for \$200,000. Mr. Jerman stated that this offer would not alleviate the hardship with the home on the lot.

Mr. William Stevens, professional engineer & planner was sworn in by Mr. Reid. Mr. Stevens explained this is the basic isolated undersized lot case. The 7,500 square feet total lot area is sufficient area for the proposed home & septic system. The proposed home will be a cape-cod style home, 3 bedroom, and 2-1/2 bath. The home as proposed meets all the setbacks of the zone. There is no other use for this property except for a single family dwelling. If the variance were not granted the property would be zoned into inutility. In his opinion, Mr. Stevens believes there will be no detriment to the master plan, zoning plan or public good with the granting of these variances. Mr. Stevens explained what is shown on A-3. There are 46 homes in the 9 block area, 29- 1 story homes and 17- 2 story homes ranging in size from 440 – 3960 square feet. This home does fit within the character of the neighborhood, and typical of Pine Lake Park, also meets ordinance requirement of cape-cod style home and similar homes have been built in the neighborhood. By meeting all the required setbacks, there will be no violation of light, air & open space. There is no way to mitigate the requested variances except by acquiring a part of neighbors' properties, which Mr. Jerman has already covered. In Mr. Stevens's opinion, there is no reason this variance should be denied.

Mr. Rooney asked to discuss comments made in Engineer's letter specifically to trees, storm-water management and on-site parking.

Mr. Stevens stated that some trees on the southwest corner of the lot will be maintained along with the required amount of trees for development. In regards to storm-water, the lot is lower than the others on the block and is upstream of the lake. The applicant proposes to maintain the grades of lot currently as to not affect the neighboring properties and install a drywell and grate. The applicant will provide all calculations for soil borings and test pit. The applicant is proposing a 5' basement. For on-site parking there are three and the driveway is setback for septic.

Mr. Cook asked if all storm-water is being kept on site. Mr. Stevens- yes.

Mr. Dwyer asked if the post development will conditions of the lot be the same. Mr. Stevens-yes.

Mr. Cook asked if the calculations do not provide the 2 foot separation, what happens then, Mr. Stevens replied the drywell will cover this or if necessary the basement will be removed.

OPEN PUBLIC PORTION: Hearing none CLOSED PUBLIC PORTION.

Mr. Dwyer asked about landscape of the yard. Mr. Stevens said like most lot improvements, foundation plantings will be added. Mr. Jerman also stated that landscape of trees will be added along the road.

Applicant to comply with all conditions addressed in the review letter of from T&M Associates.

This application was **APPROVED w/ Conditions** on motion by W. Cook and seconded by M. Dwyer

**ROLL CALL VOTE:** K. Vaccaro, yes; W. Cook, yes; M. Dwyer, yes; H. Glen, yes; P. Dambroski, yes.

Case # 1919	Ronald Cedola	Block 71.02 Lot 42
	10 Aylesford Lane	10 Aylesford Lane
	Manchester, NJ 08759	Zone RC

Mr. Cedola is requesting variance relief to construct a sunroom on the rear of an existing dwelling resulting in a rear yard setback of 19.4 feet where a minimum setback of 20 feet is required. Mr. Cedola was sworn in by Mr. Reid. He is the owner and applicant.

Mr. Cedola testified that the variance is requested based on the size of the lot, this room is basically for summer use and will not be heated. He also stated that the siding and roof will match the existing home and the roof will be similar to a shed roof, not a pitched roof. The room will have 5 windows and a sliding door. It will have electric for a ceiling fan. There will be no exterior lights and walkway but it does have a patio.

Mr. Cook asked if the applicant has approval from the Homeowner's Association. Mr. Cedola stated that he did, that everything must be approved by them first.

Mr. Reid asked the applicant if there are others like this in the neighborhood. Mr. Cedola replied yes. Mr. Reid also asked if the sunroom fits the character of the neighborhood. Mr. Cedola replied yes.

Mr. Dwyer asked about the location of the patio. Mr. Cedola explained it would be outside the sliding doors.

Mr. Cook asked will it have gutters. Mr. Cedola replied yes.

Applicant to comply with all conditions addressed in the review letter of from T&M Associates.

OPEN PUBLIC PORTION: Hearing none CLOSED PUBLIC PORTION.

This application was **APPROVED w/ Conditions** on motion by W. Cook and seconded by M. Dwyer

**ROLL CALL VOTE:** K. Vaccaro, yes; W. Cook, yes; M. Dwyer, yes; H. Glen, yes; P. Dambroski, yes.

**Adjournment:** The meeting was adjourned at 7:25 p.m. on motion by M. Dwyer and seconded by W. Cook. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Secretary