

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, July 25, 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 6:30 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,  
C. Schwartz, S. Brustman  
Members Absent: L. Fazio, P. Dambroski,

Also Present:

P. Jeffrey, Board Engineer and Mr. Stephen Smith filling for C. Reid

**Administrative Session:**

**Approval of Minutes:** June 27, 2019 Meeting

Correction: Case 19-23 on pg. 3 Ms. Vaccaro's vote was no.

Motion to Approve: Mr. Cook, seconded by Mr. Dwyer

Roll Call: Mr. Cook-yes, Mrs. Vaccaro-yes,

Messrs. Dwyer- yes, Glen-yes, Schwartz- yes, Ms. Brustman-yes.

**Payment of Bills:**

**#MTZBR6920 Invoice 25796** for T & M Associates in the amount of \$160.00 for Case 17-86

**#MTZBR7220 Invoice 25797** for T & M Associates in the amount of \$240.00 for Case 19-21

**#SCL369599 Invoice 25798** for T & M Associates in the amount

of \$480.00 for Case 19-23  
Bills for Mr. Chris Reid held for next meeting.

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

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

**Professional Reports:** Nothing at this time from both professionals.

**MEMORIALIZATIONS:**

Memorialization of a resolution for a variance approval to construct a fence on subject property. The fence along Coolidge Avenue is proposed to be 6' in height and solid which is located within a front yard area. Fencing within this area is not permitted in excess of 4' in height. Applicant: Peter Ploumitsakos Block 99.82 Lot 5 1900 Baltimore Avenue. Approved at the June 27, 2019 meeting. Case 1786

This resolution was **APPROVED w/ conditions** on a motion by W. Cook and seconded by M. Dwyer.

**ROLL CALL VOTE:** W. Cook- yes; M. Dwyer- yes; K. Vaccaro- yes; H. Glen, yes; C. Schwartz- yes; S. Brustman- yes.

A copy of the approved resolution is attached.

Memorialization of a resolution for a variance approval to construct a deck on the rear of the existing dwelling which will provide a setback of 15 feet to the rear of the property where a minimum setback of 26 feet is required. Applicant: John & Renae Cribbin Block 1.133 Lot 31 1125 Amsterdam Avenue. Approved at the June 27, 2019 meeting. Case 1923

This resolution was **APPROVED w/ conditions** on a motion by W. Cook and seconded by M. Dwyer.

**ROLL CALL VOTE:** W. Cook- yes; M. Dwyer- yes; H. Glen, yes; C. Schwartz- yes; S. Brustman- yes.

A copy of the approved resolution is attached.

Memorialization of a resolution for a variance approval to construct a 1.5 story single family dwelling on this lot having an area of 7,500 square feet where 10,000 square feet is required, improvable lot area of 4,225 square feet where 5,800 square feet is required, a lot frontage of 75 feet where 100 feet is required and a lot width of 75 feet where 100 feet is required. Applicant: Sarama Builders Block 1.166 Lot 19 1732 Ninth Avenue. Approved at the June 27, 2019 meeting.

Case 1921

This resolution was **APPROVED w/ conditions** on a motion by W. Cook and seconded by K. Vaccaro.

**ROLL CALL VOTE:** W. Cook- yes; K. Vaccaro-yes; M. Dwyer- yes; H. Glen, yes; C. Schwartz- yes; S. Brustman- yes.

A copy of the approved resolution is attached.

Case # 1922

Marcy Janora  
1500 River Avenue  
Lakewood, NJ 08701

Block 60.06 Lot 14  
Holly Hill Road & Steiner Road  
Zone R10-A

Mr. Cook asked about the 75' requirement, Mr. Jeffrey explained the property is located in a R10-A zone and this variance is also for a front yard setback along with the other noted variances.

The meeting was turned over to Mr. Doyle, attorney for the Applicant. Mr. Doyle explained this an undersized lot similar to others in the neighborhood. Buy/Sell letters were sent to neighbors with no interest returned. Exhibit A1: Proof of the Buy/Sell letters sent. Mr. Doyle explained that the home will meet all other requirements for the zone. The 6'4" above grade includes the home having a basement.

Mr. William Stevens, licensed professional engineer and professional planner, with 30+ yrs. Experience before Zoning Boards, sworn in, credentials accepted.

Mr. Stevens submitted Exhibit A2: Aerial taken of property in March 2019. Property highlighted in yellow, Exhibit A3: the site plan of the property, Exhibit A4: rear elevations of proposed home. Mr. Stevens explained the property abuts Old Steiner Farm and Steiner Road leads into the farm, he also explained there is only one lot to the rear of the property to be developed in the future. Mr. Doyle asked if this representation is accurate- Mr. Stevens-yes.

Mr. Stevens explained to the board it is a single family home being proposed and will conform as best as possible with except with the front yard on Steiner, conforms in all other requirements. It's a 2 story, 3 bedrooms, 2 ½ bath, 1 car with basement and deck on rear home. Mr. Doyle asked if Mr. Stevens is satisfied with showing undue hardship, Mr. Stevens-yes, otherwise the property will be zoned into inutility.

Mr. Doyle requested Mr. Stevens speak to the crown of road variance. Mr. Stevens explained that it is 2.8' beyond the allowable 4' and cannot be lowered without eliminating the basement. Mr. Doyle questioned if the water flow will downhill- Mr. Stevens explained the proposed development will not change the grading of the property, water flow will be toward the rear of the property and to the roadways. Mr. Doyle inquired about the trees on the property and if a landscape buffer is needed- Mr. Stevens stated they will do their best to maintain trees to the rear of the property and in regards to the buffer the property is unique in that the neighboring lots

have significant amounts of trees on them.

Mr. Doyle asked if Mr. Stevens was satisfied from an engineering standpoint, can this variance be granted with detriment to public good, Mr. Stevens-yes and testifies that the property would not be suitable for any other use, in a surrounding 3 block radius there are 29 homes- 10- 1 story and 19- 2 story ranging from 1,386 sq. ft. to 2, 534 sq. ft., this home as proposed falls in the middle at 1,760 sq. ft. Utilizing Exhibit A2, Mr. Doyle points out a similar trapezoid shaped lot.

Mr. Jeffrey satisfied that the all comments from completeness letter have been addressed. Mr. Jeffrey inquired about off street parking- Mr. Stevens stated there is 2 car driveway 30' long and a garage.

Mr. Cook asked about the dormers depicted in the rendering-is that an attic? Mr. Stevens noted that the architectural does show an unfinished attic. Mr. Stevens noted that could be a condition of approval that the space cannot be converted into livable space.

Mr. Cook asked where the height of the home is being measured, centerline of upper or lower roof lines? Mr. Stevens testified that from either measurement the height of the home is still under the height limit of the zone. Mr. Smith noted that if the variance were granted without approval to exceed maximum height, the Building Department would not issue the permit if height was exceeded.

Mr. Cook inquired about the pavement not extended the length of Steiner road. Mr. Jeffrey explained it is not an improved street, frontage required on an improved street only which this home has and Mr. Stevens explained no other homes to be built on Steiner, the road will never continue, this is the end of the road. Ms. Vaccaro inquired about the lots across from the end of Steiner and the shared access. Mr. Stevens noted that the 2<sup>nd</sup> home to be built to that rear will have access from Huckleberry.

Ms. Vaccaro inquired about the lots across the street and shared access on Steiner along with the lot currently utilized as a playground of sorts. Mr. Stevens noted that the 2<sup>nd</sup> lot left for development will have access from Huckleberry Rd. and he believes that the playground portion is part of the other property with the screened like area.

Mr. Glen inquired about the height of the basement and can it be reduced. Mr. Stevens explained that yes it can be but would not be best practice and it would reduce the height of the basement to 6'. Mr. Glen also inquired about the 10.5' side yard setback whether or not it included the fireplace. Mr. Stevens testified no but does not count if the fireplace is cantilevered.

Ms. Vaccaro asked about the basement being a livable space and Mr. Stevens testified no, there is no means of egress from the outside and not used for sleeping.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Motion to approve with CONDITIONS by Mr. Cook, seconded by Mr. Dwyer  
Roll Call: Mr. Cook-yes, Mr. Dwyer-yes, Vice Chairperson Ms. Vaccaro-yes,  
Messrs. Glen-yes, Schwartz-yes, Ms. Brustman- yes.

**Adjournment:** The meeting was adjourned at 7:23 p.m. on motion by Mr. Cook and seconded by Ms. Vaccaro. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Secretary