

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, November 14, 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 Chairwoman Linda Fazio.
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: L. Fazio, K. Vaccaro, W. Cook, H. Glen., C. Schwartz, P. Dambroski, S. Brustman
Members Absent: M. Dwyer

Also Present:
C. Reid, Board Attorney

Administrative Session:

Approval of Minutes: October 24, 2019 Meeting

Motion to Approve: Mr. Cook, seconded by Ms. Brustman
Roll Call: Mr. Cook-yes, Ms. Brustman-yes, Mr. Glen-yes, Mr. Schwartz-yes, Mr. Dambroski-yes, Ms. Fazio-yes

Payment of Bills:

#MTZBR7300 Invoice 28010 for T & M Associates in the amount of \$465.00 for Case 19-29
#MTZBR7310 Invoice 28011 for T & M Associates in the amount of \$542.50 for Case 19-30
Invoice 42566 for Cafarelli & Reid, LLC in the amount of \$945.00 for Case 19-27

Invoice 42567 for Cafarelli & Reid, LLC in the amount of \$540.00 for Case 19-28

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

Correspondence: The Secretary has nothing at this time.

Professional Reports: Nothing at this time from both professionals.

MEMORIALIZATIONS:

Memorialization of a variance relief to construct a 2 story family dwelling on this corner lot and provides frontage along the northwest corner of Wellington Avenue and Parkview Boulevard, an improvable lot area of 3,727 square feet where 5,800 square feet is required, a lot frontage of 50 feet along Parkview Blvd. where 100 feet is required and a lot width of 50 feet where 100 feet is required. Additionally, a maximum building height greater than 25' where 25' is permitted, for a 2 story home where 1.5 stories is permitted, for a minimum first floor area of 753 square feet where 900 square feet is required. Also, a proposed finished first floor height of 8.2 feet where a maximum of 4 feet above average centerline road grade along property frontage is permitted. Applicant: Jeffrey Jerman Block 1.312 Lot 28 & 30 Wellington Avenue. Approved at the September 26, 2019 meeting. Case 1927

This resolution was **APPROVED** on a motion by H. Glen and seconded by K. Vaccaro

ROLL CALL VOTE: H. Glen- yes, K. Vaccaro, P. Dambroski-yes, S. Brustman-yes, L. Fazio-yes

A copy of the approved resolution is attached.

Memorialization of a variance relief to construct 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 4225 square feet where 5,800 square feet is required. Applicant: Jeffrey Jerman Block 1.328 Lot 30, 31 & 32 Amsterdam Avenue. Approved at the October 24, 2019 meeting. Case 1928

This resolution was **APPROVED** on a motion by B. Cook and seconded by S. Brustman

ROLL CALL VOTE: B. Cook-yes, S. Brustman-yes, H. Glen- yes, C. Schwartz-yes, P. Dambroski-yes, L. Fazio-yes

A copy of the approved resolution is attached.

Mr. Glen addressed a portion of the last meeting and the applicant making a change to the application at the meeting and putting the Board in a position to make a decision on the fly and really feels that is not how the Board operates. Mr. Reid reviews that the notice published and sent covers all variances discussed for the application during the meeting. Additionally, this was a standard undersized lot with six variances, if this was a different applicant & type of application then notice would have been insufficient. Ms. Fazio felt that the change was at the suggestion of the applicant's engineer right at the meeting. Ms. Brustman has just recently driven down that street and feels that minor change was immaterial to the application and not offended by the suggestion. Ms. Fazio feels that the applicant is familiar with the Board at this point.

Adjournment: The meeting was adjourned at 6:47 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,
Erin Mathioudakis

Erin Mathioudakis
Secretary