

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, November 10, 2011

**Manchester Township High School
101 S. Colonial Drive, Manchester, NJ**

MINUTES OF MEETING

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 7:10 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: T. Umlauf, P. Salvia, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen

Members Absent: W. Cook

Also Present: C. Reid, Attorney
R. Mullin, Engineer
T. Thomas, Planner
C. Edwards, Planning Board Member
5. Administrative Session:

Payment of Bills:

RFP #88650 for T & M Associates in the amount of \$715.00 for Case 1170
RFP #88652 for T & M Associates in the amount of \$178.75 for Case 1172
RFP #88648 for T & M Associates in the amount of \$3146.00 for Case 1162
RFP #86694 for T & M Associates in the amount of \$572.00 for Case 1051
RFP #88654 for T & M Associates in the amount of \$1540.75 for General Board Matters
RFP #88651 for T & M Associates in the amount of \$178.75 for Case 1171

Bills were **APPROVED** on motion by T. Umlauf and seconded by K. Vaccaro.

ROLL CALL VOTE: T. Umlauf, yes; K. Vaccaro, yes; H. Glen, yes; P. Salvia, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Correspondence: The Secretary stated she had nothing at this time.

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

Memorialization of a resolution of a variance approval for the construction of a 22' x 20' detached garage with a front yard setback from Southampton Blvd of 10' where 30' is required; and to allow an existing driveway to remain having a 0' side yard setback where 5' is required. Block 1.74 Lots 26-29, 1141 4th Avenue, Pine Lake Park.
Applicant: Robert Gethard. Approved at the September 22, 2011 meeting. Case 1166

This resolution was **APPROVED** on motion by P. Salvia and seconded by M. Dwyer.

ROLL CALL VOTE: P. Salvia, yes; M. Dwyer, yes; H. Glen, yes; K. Vaccaro, no; J. Hankins, yes; L. Fazio, yes.

Case 1173-0529	Aaron Developers Inc. 1500 River Avenue Lakewood, NJ 08701	Block 29 Lots 1000 & 1002 3096 Wilbur Avenue R-40 Zone
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This application is for Administrative Approval to amend a previously approved variance (Case 0529) to raise the finished floor elevation of a single family dwelling. No additional variances are required. Mr. Mullin explained that during construction of the home, it was noticed that the finished floor elevation needed to be higher and that it would not be a detriment. It was only a minor change.

This application was **APPROVED** on motion by T. Umlauf and seconded by K. Vaccaro.

ROLL CALL VOTE: T. Umlauf, yes; K. Vaccaro, yes; H. Glen, yes; P. Salvia, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Case 1167	Wayne MacGregor 301 Bee Street Manchester, NJ 08759	Block 38 Lot 14 301 Bee Street R-10 Zone
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Mr. MacGregor needs a variance for the construction of a 1,350 square foot addition to an existing garage, the completed structure will be approximately 2,430 square feet where accessory structures are limited to a maximum of 1,000 square feet; the maximum building height for an accessory garage is 16 feet, the proposed will have a building height of 17.11 feet. Mr. Wayne MacGregor was sworn in by Mr. Reid. Mr. MacGregor stated that he collects cars and needs more room to store them. He is not going to be running a business out of the garage. No hazardous materials would be stored in the garage.

Mrs. Fazio opened this portion of the meeting to the public. There being no public participation at this time, this portion of the meeting was closed.

This application was **APPROVED** on motion by T. Umlauf and seconded by J. Hankins.

ROLL CALL VOTE: T. Umlauf, yes; J. Hankins, yes; H. Glen, yes; P. Salvia, yes; K. Vaccaro, yes; M. Dwyer, yes; L. Fazio, yes.

At this point Mrs. Fazio asked the Board Members with a conflict to please step down. Mr. Salvia, Mrs. Vaccaro, and Mr. Glen stepped down. Mr. Sanford Krasky & Ms. Christina Edwards stepped up.

Case 1162	Manchester Rehab Realty, LLC 485 River Road Lakewood, NJ 08701	Block 21 Lots 1 & 2 3086 Ridgeway Road R-40 Zone
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This application is for a use variance and preliminary & final site plan approval to construct a skilled nursing facility where the proposed use is not permitted. Mr. Harvey York, attorney for the applicant was present. Mr. Joseph Kiernan, Operations Manager was sworn in by Colleen Vaughn, court reporter. He testified there would be 150 employees working 3 different shifts. The shifts would be 7a.m. – 3p.m. with 65 employees, 3p.m. – 11p.m. with 40 employees, and 11p.m. – 7a.m. with 20 employees. There would be a non-emergency entrance in the back of the building for ambulances (drop off/pick up). For emergencies they would use the front entrance. There will be truck deliveries approximately 4-6 times a day by box trucks only between the hours of 8a.m. – 3p.m. Monday through Friday. Pharmacy deliveries would be daily. Garbage pick up would be 1 time a week. They will have a trash compactor. Recycling would be picked up 3 times a week. Hazardous waste pick up would be 1 time a month. All of these things will be stored inside the building. They would have 1-5 doctors each day visiting the site. They would have a dietician 3 times a week.

The applicant agreed to a condition of there being a maximum number of beds to 180 with a break down of 60 beds for short term sub acute rehabilitation, 30 beds for alzheimers, 90 beds for long term care.

The Commons building would be 2 stories, the Villages would be 1 story. Normal business hours would be 9a.m. – 5p.m., however the site would be occupied 24 hours a day 7 days a week. Visiting hours are normally 8a.m. – 8p.m.

The applicant agreed to a condition of NO tractor trailer deliveries.

Mrs. Fazio opened this portion of the meeting to the public for **QUESTIONS ONLY** of Mr. Kiernan. The following people were recognized and asked questions:

Lisa John, Genova, Burns & Giantomasi on behalf of the Objectors Rose Trafton & Manchester Neighbors
 Archie Miller - 12 Falstaff
 George Hahne - 31 Orleans
 Gwen Lareau - 5 Shorin Way
 Doreen Herbert - 2 Shorin Way
 Janet Hahne - 31 Orleans
 Mary O'Rourke - 3046 Wilbur Avenue
 Herman Burwasser - 5 Drayton Road
 - Gannon - 24 Devereux Drive
 - Fischer - 6 Avignon
 Jim Herzog - 1 Geoffrey Court
 - Neubauer - 15 Lorenzo
 Hal MacDonald - 52 Drayton Road
 Anton Mayer - 5 Gascony
 - Crocco – 3 Rossini
 Richard Lareau – 5 Shorin Way

There being no further questions at this time, Mrs. Fazio closed this portion of the meeting. She would like to get started with the traffic engineer. Mr. John Rea of McDonough & Rea Associates was sworn in by Colleen Vaughn, court reporter. Mr. Rea discussed the traffic impact from the site. He had his traffic report dated 10/6/11 marked into evidence as A-8.

Mr. Fazio opened this portion of the meeting to the public for **QUESTIONS ONLY** of Mr. John Rea. The following people were recognized and asked questions:

Lisa John, Genova, Burns & Giantomasi on behalf of the Objectors Rose Trafton & Manchester Neighbors
 - Huntzinger – 24 Lorenzo
 Jim Herzog – 1 Geoffrey Court

Due to the time being 10:30, this portion of the meeting was closed and questioning would continue at the 12/8/11 meeting.

This application will be **CARRIED** to December 8, 2011 same location unless otherwise notified on motion by T. Umlauf and seconded by M. Dwyer. All in favor.

Adjournment: The meeting was adjourned at 10:35 p.m. on motion by T. Umlauf and seconded by J. Hankins. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary