

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, August 25, 2016**

**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 7:00 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: F. Finn, H. Glen, P. Salvia, K. Vaccaro, M. Dwyer, W. Cook  
  
Members Absent: L. Fazio, J. Hankins, R. Maloney  
  
Also Present: C. Reid, Attorney  
R. Mullin, Engineer

Administrative Session:

**Payment of Bills:**

**RFP # TM304468** for T & M Associates in the amount of \$891.25 for General Board Matters

**RFP #TM302382** for T & M Associates in the amount of \$215.41 for Case 1553

**RFP #TM304306** for T & M Associates in the amount of \$79.26 for Case 1655

**RFP #TM304307** for T & M Associates in the amount of \$67.22 for Case 1664

Bills were **APPROVED** on motion by W. Cook and seconded by M. Dwyer.

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

**Correspondence:** The Secretary received a letter from Mr. Shea regarding Case 1667 asking that it be carried to the September 22, 2016 meeting, waiving all time constraints.

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

Memorialization of a resolution of a variance approval to allow the construction of a single family dwelling 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 4,225 square feet where 5,800 square feet is required. Applicant: Sarama Homes, Block 1.107 Lot 40, 809 Fifth Avenue, Pine Lake Park. Approved at the July 28, 2016 meeting. Case 1656

This resolution was **APPROVED** on motion by W. Cook and seconded by P. Salvia.

**ROLL CALL VOTE:** W. Cook, yes; P. Salvia, yes; H. Glen, yes.

A copy of the approved resolution was attached.

Memorialization of a resolution of a variance approval to allow the construction of a single family dwelling 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. Applicant: Jeffrey Jerman, Block 1.366 Lots 27-29, Manchester Street, Pine Lake Park. Approved at the July 28, 2016 meeting. Case 1664

This resolution was **APPROVED** on motion by W. Cook and seconded by P. Salvia.

**ROLL CALL VOTE:** W. Cook, yes; P. Salvia, yes; F. Finn, yes; H. Glen, yes.

A copy of the approved resolution was attached.

**Case 1669**

Ralph Meola  
64B Hudson Parkway  
Whiting, NJ 08759

Block 75 Lot 85  
64 B Hudson Parkway  
Co-Op 2  
RC Zone

Mr. Meola needs a variance to allow the construction of an 11' x 16' enclosed porch (3-season room) on an existing concrete slab at the side of the dwelling having a distance of 36' between structures where 40' is required. Ralph Meola was sworn in by Mr. Reid. Noel Pagan, Alumco Plus, the contractor was also sworn in by Mr. Reid. Mr. Meola stated he & his wife want the room so they can enjoy the yard without being bothered by the insects. The room will also be used to entertain their grandchildren. It will also allow them to enjoy it without the sun. A-1 is a photo of a similar room in the area. There are many of these rooms in the neighborhood. The proposed room will be 11' x 16' on an existing 11' x 19' slab. He has received the approval of the homeowner's association, but it has expired so he will have to get an extension of that before applying for permits. There is no other location this room can be constructed to meet the ordinance requirements. Mr. Glen asked if there would be electric, yes every 6 feet will be an outlet, by law. There will be no heat or air condition. No trees will have to be removed to construct this room. It will have gutters and downspouts.

Mrs. Vaccaro 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 with conditions** on motion by W. Cook and seconded by P. Salvia.

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

**Case 1667**

Robert Taff, Esq.  
 143 Route 70  
 Toms River, NJ 08755

Block 5 Lot 2059  
 Ridgeway Road,  
 Washington Avenue &  
 Richmond Avenue  
 OP- Zone

This applicant proposes to subdivide an existing 2.31 acre tract into 10 residential lots. The purpose of this application is for a use variance to allow the residential lots, which is not a permitted or conditional use in the zone.

The Board discussed wanting additional information before hearing this application. Several board members felt there was insufficient information to make an informed decision. The Board asked Mr. Mullin to write a letter to the applicant requesting the additional information before the September meeting.

This application was **CARRIED to the September 22, 2016 meeting** pending submittal of the additional information requested on motion by W. Cook and seconded by K. Vaccaro.

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

**Adjournment:** The meeting was adjourned at 7:45 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia  
 Secretary