

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, February 23, 2017

**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 7:15 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: F. Finn, H. Glen, L. Fazio, J. Hankins, M. Dwyer, W. Cook, C. Schwartz

Members Absent: P. Salvia, K. Vaccaro

Also Present: C. Reid, Attorney

Administrative Session:

Approval of Minutes: The minutes for the Re-Organization meeting were **APPROVED** on motion by W. Cook and seconded by J. Hankins. All in favor.

Payment of Bills:

RFP #27203 for T & M Associates in the amount of \$116.47 for Case 1674

RFP #27202 for T & M Associates in the amount of \$426.25 for Case 1670

RFP #27204 for T & M Associates in the amount of \$116.25 for Case 1675

RFP #27205 for T & M Associates in the amount of \$193.75 for Case 1777

RFP #20584 for Christopher Reid, Esq. in the amount of \$615.00 for Case 1675

RFP #20583 for Christopher Reid, Esq. in the amount of \$405.00 for Case 1674

Bills were **APPROVED** on motion by W. Cook and seconded by F. Finn.

ROLL CALL VOTE: W. Cook, yes; F. Finn, yes; H. Glen, yes; C. Schwartz, yes; J. Hankins, yes; M. Dwyer, yes; L. Fazio, yes.

Annual Report:

The 2016 Zoning Board of Adjustment Annual Report was **APPROVED** on motion by J. Hankins and seconded by W. Cook.

ROLL CALL VOTE: J. Hankins, yes; W. Cook, yes; F. Finn, yes; H. Glen, yes; M. Dwyer, yes; L. Fazio, yes.

Correspondence: The Secretary has nothing at this time.

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

Memorialization of a resolution of a variance approval to allow an existing carport to be enclosed & converted into living space; the construction of a 12' x 13.4' addition to the rear of the dwelling having a 10.01' side yard setback where 12' is required and a 4' x 6' covered front porch having a 26' front yard setback where 30' is required. Applicant: Roberto Cartagena Block 31.04 Lot 3, 2643 Spruce Drive. Application was approved at the 1/26/17 meeting. Case 1777

This resolution was **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; J. Hankins, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of 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' is required; a lot frontage of 75 feet where 100 feet is required; and an improvable lot are of 4,225 square feet where 5,800 square feet is required. Applicant: Jeffrey Jerman Block 1.325 Lots 40-42, Monmouth Avenue. Application was approved at the 1/26/17 meeting. Case 1674

This resolution was **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; L. Fazio, yes.

A copy of the approved resolution is attached.

Memorialization of a resolution of a variance approval to allow the construction of a single family dwelling on a lot having a lot area of 9,806 square feet where 10,000 square feet is required and an improvable lot area of 5,060 square feet where 5,800 square feet is required. Applicant: Jeffrey Jerman Block 1.245 Lot 1, Manchester Street. Application was approved at the 1/26/17 meeting. Case 1675

This resolution was **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; L. Fazio, yes.

A copy of the approved resolution is attached.

Memorialization of a variance approval to allow the construction of a single family dwelling on a lot having a lot width of 100' where 150' is required; a front yard setback to Lakewood Avenue of 44' where 50' is required; a rear yard setback of 21.8' where 30' is required; an improvable lot area of 22,000 square feet where 27,000 square feet is required. Applicant: Keith Decher Block 85.13 Lots 1, 3, 11, 15, 17 & 51, Lakewood Avenue & Locust Street. Application was approved at the 1/26/17 meeting. Case 1670

This resolution was **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; J. Hankins, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Adjournment: The meeting was adjourned at 7:20 p.m. on motion by M. Dwyer and seconded by W. Cook. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary