

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, March 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 7:00 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, P. Salvia, L. Fazio, K. Vaccaro, M. Dwyer, W. Cook, C. Schwartz

Members Absent: J. Hankins

Also Present: C. Reid, Attorney
P. Jeffery, Engineer

Administrative Session:

Mrs. Fazio called for the appointment of the Engineer for the remainder of the year. Mr. Cook motioned to nominate T & M Associates with Patrick Jeffery as representative, for the remainder of 2017. Mrs. Vaccaro seconded. There were no further nominations. Nominations were closed on motion by K. Vaccaro seconded by W. Cook.

Roll Call Vote to Close Nominations: K. Vaccaro, yes; W. Cook, yes; F. Finn, yes; H. Glen, yes; P. Salvia, yes; M. Dwyer, yes; L. Fazio, yes.

Roll Call Vote for T & M Associates to serve as Engineer for the remainder of 2017 with Patrick Jeffery as Representative at the meetings: W. Cook, yes; K. Vaccaro, yes; F. Finn, yes; H. Glen, yes; P. Salvia, yes; M. Dwyer, yes; L. Fazio, yes.

Approval of Minutes: The minutes for the January 26, 2017 meeting were **APPROVED** on motion by F. Finn and seconded by W. Cook. All in favor.

The minutes for the February 23, 2017 meeting were **APPROVED** on motion by W. Cook and seconded M. Dwyer. All in favor.

Payment of Bills:

RFP #27209 for T & M Associates in the amount of \$155.00 for Case 1541-1676

RFP #27210 for T & M Associates in the amount of \$697.50 for Case 1665

RFP #27211 for T & M Associates in the amount of \$155.00 for Case 1778

RFP #27212 for T & M Associates in the amount of \$310.00 for Case 1779

Bills were **APPROVED** 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; L. Fazio, yes.

Correspondence: The Secretary has nothing at this time.

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

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| 6. Case 1778 | Vladimir Allakhverdov
1700 Commonwealth Blvd
Toms River, NJ 08757 | Block 1.225 Lot 5
1700 Commonwealth Blvd.
R-10 Zone |
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Mr. Allakhverdov needs a variance to allow an existing 13' x 36' x 12'10" carport consisting of a metal frame & tarp to remain having a 1' side yard setback where 5' is required. Mr. Allakhverdov was sworn in by Mr. Reid. Mr. Jeffery asked him to please address the items in his review letter. The applicant stated that 12 years ago he got a permit to put a tarp shelter on his property, it is a portable structure. Last year during a big snow storm, that shelter was completely destroyed. He recently purchased a new one, a larger one and didn't get a new permit for it. He needs the larger one because he purchased a motor home & wants to keep it in there. He stated he is going to be 4' from his property line. Mr. Jeffery explained to him that his survey shows from his house to the property line is 14' so if the structure is 13' wide it would only leave 1 foot. The structure will only be 3-4 inches from his house. The Board was concerned about the fire code with the structure being so close to the house. The Board feels the new structure is too wide to fit in the space he wants to put it. The Secretary informed the Board that the structure he is proposing is only allowed to be up during the months April – November because it is only a temporary structure. The reason for that is because they don't meet the snow loads. Mr. Jeffery & Mr. Reid both tried explaining to the applicant that if the Board does approve the variance he would have to comply with the April – November regulation, this Board cannot grant him relief to keep it up year round. The applicant stated he understands. Mr. Jeffery stated that the applicant is asking for a 4' side yard setback as opposed to the 1' that was originally asked for. The Board would like the applicant get & submit a new up to date survey reflecting the correct measurements to avoid any confusion. That would have to be submitted to the Board Secretary at least 10 days prior to the April meeting. The applicant stated he understands that, but would like to ask the Board to allow him to keep it up year round. The Board again explained that they cannot grant that.

This application was **CARRIED to the April 27, 2017 meeting** 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; L. Fazio, yes.

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| 7. | Case 1779 | Jeffrey Jerman
PO Box 922
Pt. Pleasant, NJ 08742 | Block 1.146 Lots 9 & 11
8 th Avenue
R-10 Zone |
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Mr. Jerman needs a variance 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 frontage of 75 feet where 100 feet is required, a lot width 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. Mr. David Venino, attorney for the applicant was present. Mr. William Stevens, professional engineer/planner was sworn in by Mr. Reid. The following items were marked into evidence:

- A-1 Affidavit
- A-2 Buy/sell letter Lot 5 – Medvigy – no response
- A-3 Buy/sell letter Lot 12 – Pesta – no response
- A-4 Buy/sell letter Lot 1 – Miller/Gaglia – with response
- A-5 Photo Board

Mrs. Fazio asked Mr. Stevens to please go through the T & M review letter dated 3/3/17. The applicant did try to purchase additional property to alleviate the need for the variances. Mr. Stevens stated they plan on saving as many trees as possible, they will meet the Township's tree ordinance and will agree to that as a condition of approval. The trees are marked to remain on the plan. They will be putting a drywell in the rear of the yard with a grate over it. The Township does require the installation of drywells. The applicant is proposing to construct a 3 bedroom 2-1/2 bath with 1-car garage, it does meet all the undersized lot ordinance. There will be enough parking for 3 cars. They do meet the residential site improvement standards. There will be no detriment to the zone plan or master plan. If the variances were not approved the property would be zoned into inutility. The proposed home does meet all the setbacks for the zone. It will fit into the character of the neighborhood. Mr. Stevens explained A-5 there are 8 homes in the subject block 4 are 1-story and 4 are 2-story, they range in size from 1270 square feet to 2500 square feet. The proposed home is 1800 square feet, it is neither the smallest nor the largest.

Mrs. Fazio opened this portion of the meeting to the public for questions of the Engineer only. 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 K. Vaccaro.

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

The Board took a 5 minute recess at 8:03 on motion by M. Dwyer and seconded by P. Salvia. All in favor. Back in session at 8:07.

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| 8. | Case 1665 | Ridgeway Self Storage Partners, LLC
1735 Market Street, Suite A462
Philadelphia, PA 19103 | Block 72.01 Lot 14.02
2420 Ridgeway Blvd.
POR-LI Zone |
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This application is for a Use Variance for an automotive rental and leasing use where the proposed use is not a permitted use. This use would be an accessory use to an existing self-storage facility. Mr. Michael Phillips, attorney for the applicant was present. The following was marked into evidence:

- A-1 Binder with additional site photos

Since this application is for a Use Variance the Board requested that the applicant carry this application and come back with a Professional Planner. Mr. Jeffery stated that the first part of this application and probably the most important part for having a planner is to determine if it's actually an accessory use or another principle use.

This application was **CARRIED to the May 25, 2017 meeting** 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; L. Fazio, yes.

A waiver of time was given.

Adjournment: The meeting was adjourned at 8:15 p.m. on motion by K. Vaccaro and seconded by F. Finn. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary