

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, October 27, 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, J. Hankins, W. Cook

Members Absent: L. Fazio, M. Dwyer, R. Maloney

Also Present: C. Reid, Attorney
R. Mullin, Engineer

Administrative Session:

Payment of Bills:

RFP #26597 for Maser Consulting in the amount of \$829.50 for Case 1667
RFP # TM307962 for T & M Associates in the amount of \$794.50 for General Board Matters
RFP #TM305902 for T & M Associates in the amount of \$271.25 for Case 1663-1281
RFP #TM307964 for T & M Associates in the amount of \$1007.50 for Case 1673
RFP #TM307966 for T & M Associates in the amount of \$38.75 for Case 1656
RFP #TM307967 for T & M Associates in the amount of \$38.75 for Case 1664
RFP #TM307969 for T & M Associates in the amount of \$235.32 for Case 1667

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; J. Hankins, yes.

Correspondence: The Secretary received an email from Mr. Decher asking that Case 1670 be carried to the November 10, 2016 meeting. Mr. Mullin stated there are some extenuating circumstances with that application and because of the nature of what Mr. Decher has to do, it may affect the notices he has already provided, so he will most likely have to re-notice. He recommends the Board carry it to a future date to be determined and he needs to re-notice based on the changes of that application.

Case 1670	Keith Decher 205 Central Avenue Whiting, NJ 08759	Block 85.13 Lots 17 & 51 Lakewood Avenue WTRC Zone
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Mr. Decher needs a variance to allow the construction of a single family dwelling on a lot having a lot width of 100' where 150' is required; an improvable lot area of 15,000 square feet where 27,000 square feet is required; a front yard setback of 44' where 50' is required; a rear yard setback of 21.8' where 30' is required. ***This application was carried from the September 22, 2016 meeting.***

This application was **CARRIED to a date in the future to be determined** on motion by W. Cook and seconded by J. Hankins.

ROLL CALL VOTE: W. Cook, yes; J. Hankins, yes; F. Finn, yes; H. Glen, yes; P. Salvia, yes; K. Vaccaro, yes.

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

Memorialization of a resolution for denial of an application for a use variance that would have allowed a residential use in a zone where it is not a permitted or conditional use. The property, known as Block 5, Lot 2039, is on Ridgeway Road between Washington and Richmond Avenues, and is within the Office Professional (OP) Zone. Applicant: Robert Taff, Esq., 143 Route 70, Toms River, NJ 08755; Denied at the September 22, 2016 meeting. Case 1667.

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

ROLL CALL VOTE: H. Glen, yes; K. Vaccaro, yes.

A copy of the approved resolution was attached.

Case 1672	Jeff Schevlin 1608 12 th Avenue Toms River, NJ 08757	Block 1.234 Lot 9 1608 12 th Avenue R-10 Zone
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Mr. Schevlin needs a variance to allow the construction of an uncovered front porch having a 24' front yard setback where 30' is required. Mr. Jeff Schevlin was sworn in by Mr. Reid. He stated he would like to construct this front porch because his existing steps are deteriorating, the first step is cracked. He is replacing it because it is a safety hazard.

He had the police & first aid there for an emergency issue & they had a problem getting in and out. There are other houses in the area that have similar porches. He was asked if the porch would be covered. He stated that it will not be covered. He was asked why he was making it larger than the existing. He would like more room to be able to sit out and enjoy his front yard. He plans on putting some type of lattice around the bottom to keep animals from going under it and to make it look nicer. He will be putting in additional landscaping also. Mr. Cook asked that the existing stoop/steps be removed as part of the construction.

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.

Conditions: Will not be covered. Will put lattice around the bottom. The existing stoop/steps will be removed.

This application was **APPROVED with conditions** 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; P. Salvia, yes; K. Vaccaro, yes.

Robin Colon – 10 Palomino Drive, Jackson, NJ got up and asked questions for a school paper she has to write. The Board and Zoning Officer explained to her how the Board & Zoning works and is different in each town.

Adjournment: The meeting was adjourned at 7:25 p.m. on motion by J. Hankins and seconded by W. Cook. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary