

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, July 26, 2012

**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: T. Umlauf, W. Cook, L. Fazio, K. Vaccaro, J. Hankins, M. Dwyer, H. Glen

Members Absent: P. Salvia

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

Administrative Session:

Payment of Bills:

RFP #15017 for T & M Associates in the amount of \$858.00 for Case 1276
RFP #15015 for T & M Associates in the amount of \$786.50 for Case 1051
RFP #14020 for T & M Associates in the amount of \$178.75 for Case 1051
RFP #15018 for T & M Associates in the amount of \$35.75 for Case 1175
RFP #15013 for T & M Associates in the amount of \$393.25 for Case 1279
RFP #15016 for T & M Associates in the amount of \$72.58 for Case 1162
RFP #15014 for T & M Associates in the amount of \$1161.75 for Case 0925-0892
RFP #15012 for T & M Associates in the amount of \$464.86 for General Board Matters
RFP #15019 for T & M Associates in the amount of \$1152.02 for Case 1278
RFP #14026 for T & M Associates in the amount of \$5275.00 for Case 1278
RFP #11296 for Cafarelli & Reid in the amount of \$705.00 for Case 1279
RFP #11292 for Cafarelli & Reid in the amount of \$1800.00 for Case 1276
RFP #11293 for Cafarelli & Reid in the amount of \$2835.00 for Case 1278

Bills were **APPROVED** on motion by T. Umlauf and seconded by W. Cook.

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

Correspondence: The Secretary stated she received a letter from Mr. Todd Jerman asking that Case 1175 be carried to the 9/27/12 meeting. A waiver of time was given.

Received a copy of the Planning Board comments on the Undersized Lot report.

Received a copy of an email from Tom Thomas with regard to building heights.

Received a letter from Mr. Stanzione with regard to the resolution of approval for Case 1278 about the hours of operation for Dunkin Donuts.

The Board & the Township was served with a lawsuit from Mr. Jeff Jerman on Case 1040 resolution.

The Board authorized Christopher Reid to represent them in the litigation on motion by J. Hankins and seconded by K. Vaccaro.

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

Professional Reports:

Mr. Reid has nothing at this time.

Mr. Mullin has nothing at this time.

Memorialization of a resolution of approval for an extension of time for site plan approval for a warehousing & self-storage facility. Applicant: Bettio Enterprises. Block 69 Lot 7. Approved at the June 28, 2012 meeting. Case 1279

This resolution was **CARRIED to the August 23, 2012 meeting** on motion by W. Cook and seconded by T. Umlauf. All in favor.

Memorialization of a resolution of a conditional use variance approval and preliminary & final site plan approval to construct a 6,000 square foot retail building and a 9,882 square foot car wash/detailing/vehicle maintenance facility. Applicant: Steve Lioumis. Block 86.01 Lots 13-15, 66 & 72. Approved at the May 24, 2012 meeting. Case 1276

This resolution was **APPROVED** on motion by W. Cook and seconded by T. Umlauf.

ROLL CALL VOTE: W. Cook, yes; T. Umlauf, yes; K. Vaccaro, yes; M. Dwyer, yes; L. Fazio, yes.

A copy of the approved resolution is attached.

Case 1175

Todd Jerman
10 Cupsaw Drive
Ringwood, NJ 07456

Block 1.302 Lots 19-21
Wellington & Manchester
R-10 Zone

Mr. Jerman needs a variance for 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; an improvable lot area of 2,600 square feet where 5,800 square feet is required; a lot width of 75 feet where 100 feet is required; and a lot frontage of 75 feet where 100 feet is required.

This application was **CARRIED to the September 27, 2012 meeting** on motion by W. Cook and seconded by T. Umlauf. All in favor. A waiver of time was given.

Executive Session – Litigation

The Board went into Executive Session at 7:10 p.m. on motion by W. Cook and seconded by T. Umlauf. All in favor.

The Board came out of Executive Session at 7:45 p.m. on motion by W. Cook and seconded by T. Umlauf. All in favor.

Mrs. Fazio asked if there were any other items the Board would like to discuss. Mr. Dwyer brought up the procedures of the meetings & making a motions, etc. He explained what he read in Roberts Rules. The Board discusses how motions & roll calls would be made in the future.

Adjournment: The meeting was adjourned at 8:00 p.m. on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary