

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Tuesday, December 14, 2010

**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 7:03 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: P. Salvia, J. Vitale, W. Cook, L. Fazio, K. Vaccaro, M. Dwyer, H. Glen

Members Absent: J. Hankins, T. Umlauf

Also Present: C. Reid, Attorney

5. **Administrative Session:**

Approval of Minutes: The minutes for the October 28, 2010 meeting were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro. All in favor.

The minutes for the November 15, 2010 meeting were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro. All in favor.

Payment of Bills:

RFP #9812 for T & M Associates in the amount of \$536.91 for General Board Matters

RFP #9814 for T & M Associates in the amount of \$750.75 for Case 1048-0917

RFP #9815 for T & M Associates in the amount of \$35.75 for Case 0612

RFP #9816 for T & M Associates in the amount of \$429.00 for Case 1051

RFP #9818 for T & M Associates in the amount of \$107.25 for Case 1040

RFP #9819 for T & M Associates in the amount of \$35.75 for Case 1041

RFP #9821 for T & M Associates in the amount of \$250.25 for Case 1050

RFP #9822 for T & M Associates in the amount of \$107.25 for Case 1042

RFP #9823 for T & M Associates in the amount of \$143.00 for Case 1043

RFP #9824 for T & M Associates in the amount of \$143.00 for Case 1045

Bills were **APPROVED** on motion by W. Cook and seconded by K. Vaccaro.

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

Correspondence: The Secretary stated she received a letter from Mrs. Babinski Fairweather asking that Case 0612 be carried to the February 24, 2011 meeting. A waiver of time was given. The Secretary stated she received a letter from Mr. Alfieri withdrawing Cases 1042 & 1043 without prejudice. It also includes (3) other applications that have been deemed complete, but have not been noticed for (Cases 1044, 1045, and 1046). The Board accepted the withdrawal of all cases without prejudice on motion by W. Cook and seconded by M. Dwyer. All in favor.

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

Case 0612	A T & T Mobility 15 East Midland Avenue Paramus, NJ 07652	Block 99.161 Lot 6 Grant & Scranton Avenue WTR-40 Zone
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This application is for a Use Variance to erect a 170-foot tall monopole cell tower in a zone where the use is not permitted. The applicant is also requesting preliminary & final site plan approval for the proposed structure & appurtenant equipment.

This application was **CARRIED to the February 24, 2011 meeting** on motion by W. Cook and seconded by K. Vaccaro. All in favor. A waiver of time was given.

Case 1042	Shady Pines Construction PO Box 408 Old Bridge, NJ	Block 1.277 Lots 9-11 Lawrence Avenue R-10 Zone
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This application is 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; 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.

This application was **withdrawn without prejudice** on motion by W. Cook and seconded by M. Dwyer. All in favor. A waiver of time was given.

Case 1043	Shady Pines Construction PO Box 408 Old Bridge, NJ	Block 1.294 Lot 5 Southampton Blvd. R-10 Zone
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This application is 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; 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

This application was **withdrawn without prejudice** on motion by W. Cook and seconded by M. Dwyer. All in favor. A waiver of time was given.

Case 1052-0587

Whiting Pines Realty Corp.
1500 River Avenue
Lakewood, NJ 08701

Block 99.252 Lot 15
1221 Trenton Avenue
WTR-40 Zone

This application is for an Administrative Approval to change a previously approved four bedroom home to a three bedroom home. The footprint will not be changed. The four bedroom home was approved through variance Case 0587. Mr. Cook stated that since this is Administrative Approval no testimony is needed. The use is actually becoming less intense than the original variance that was approved. On motion by W. Cook and seconded by K. Vaccaro the Administrative Approval was granted. Mr. Glen stated that the 3 year period has expired. The Secretary stated that this is covered under the Permit Extension Act. All in favor.

Mr. Glen asked the Secretary to check into bills that the Council paid recently and being charged to the Board of Adjustment for Thomas Associates. Mr. Reid and Mrs. Fazio explained that Mr. Thomas did prepare a report for Case 0912 and did attend several meetings regarding same.

Adjournment: The meeting was adjourned at 7:10 p.m. on motion by M. Dwyer and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Darlene E. Garcia
Secretary