

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, January 24, 2019

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 6:15 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: L. Fazio, K. Vaccaro, M. Dwyer, H. Glen., P. Salvia,
P. Dambroski

Members Absent:

W.Ritterbusch, C. Schwartz

Also Present:

C. Reid, Attorney P. Jeffery, Engineer

Administrative Session:

Approval of Minutes: December 13, 2018

Motion to approve by Ms. Vaccaro, seconded by Mr. Dwyer

Roll Call: Ms. Vaccaro-yes, Mr. Dwyer-yes

Chairperson Fazio-yes

Messrs. Glen-yes, Salvia-yes

Payment of Bills:

Motion to approve by Ms. Vaccaro, seconded by Mr. Salvia

Roll Call: Ms. Vaccaro-yes, Mr. Salvia-yes,

Chairperson Fazio-yes

Messrs. Glen-yes, Dwyer-yes, Dambroski-yes

Correspondence: None

Professional Report: Mr. Reid, & Mr. Jeffery have
nothing at this time.

MEMORIALIZATIONS: None

Case# 1817 Daniel & Maria Cedeno
1932 Fourth Avenue
Toms River, NJ 08757

Block 1.201 Lot 15
1724 Eleventh Avenue
Zone R-10

Applicant proposing to construct a single family dwelling, requesting variance relief for first floor elevation above crown of roadway, requesting to construct the first floor of subject

dwelling eight feet above the crown of the roadway where a maximum of four feet is permitted.

Mr. Reid, swore in Jason Marciano, Engineer, East Coast Engineering, accepted by Board.

Mr. Daniel Cedeno, sworn in, live in Pine Lake Park, want to build a bigger home.

Mr. Marciano, variance, difference to meet 4ft, almost centered, 2 story, 2 car garage, topographic can't meet requirements.

Exhibit A-1 map, 1/24/19 shows whole block, high 11th. to Beechmont, 3ft. elevation drop toward Beechmont, N&S high point 10ft. of elevation 11ft. drop. Topographic work higher in back yard. Properties lowest to highest 14.4ft. elevation, retaining walls, future in-ground pool. Finish floor 8ft. above crown of road. Plot plan cut lot down if not done this way, very high wall. House behind & side elevation Exhibit A-2, indicates higher than this, bi-Level 1.6 higher than this.

C-2 variance hardship, safer condition with this proposal, fits in area, might be higher, but set back, will fit.

Mr. Jeffery, fence around property, Mr. Cedeno, bushes, will need fence for future pool.

Mr. Marciano, Commonwealth lower than street, 4ft. property line

Mr. Jeffery, width wall and side property, Mr. Marciano, 4ft. landscaping, Mr. Jeffery, swales, Mr. Marciano, yes.

Mr. Cook, present late to meeting.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

Mr. Dwyer, retaining wall common, Ms. Fazio, fence with bushes.

Mr. Jeffery, suggested fence for safety, pool 48 inches not climbable.

Motion to approve by Mr. Dwyer, seconded by Ms. Vaccaro

Roll Call: Mr. Dwyer-yes, Ms. Vaccaro-yes, Chairperson Fazio-yes

Messrs. Glen-yes, Salvia-yes, Dambroski-yes

OPEN PUBLIC PORTION:

Hearing none

CLOSED PUBLIC PORTION:

Mr. Cook sworn in by Mr. Reid, new appointment to the board.

Adjournment: The meeting was adjourned at 6:37p.m. on a motion by Mr. Dwyer, seconded by Ms. Vaccaro. All in Favor.

Respectfully submitted,

Marianne Borthwick
Acting Secretary