

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

ZOOM MEETING

Thursday, June 25, 2020

**Manchester Township
Via Zoom Meeting
1 Colonial Drive
Manchester, NJ**

MINUTES OF MEETING

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 6:30 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, W. Cook, H. Glen, C. Schwartz, P. Dambroski, S. Brustman, R. Arace, M. Dwyer joined meeting after roll call taken
Members Absent:

Also Present:

C. Reid, Board Attorney, M. Rohmeyer, Board Engineer

Administrative Session:

Payment of Bills:

#MTZBR7290 Invoice WW386832 for T & M Associates in the amount of \$402.50 for Case 19-28

#MTZBR7380 Invoice WW386833 for T & M Associates in the amount of \$442.75 for Case 20-37

#MTZBR7400 Invoice WW386834 for T & M Associates in the amount of \$3,944.50 for Case 20-39

#MTZBR7380 Invoice WW386836 for T & M Associates in the amount of \$483.00 for Case 20-41

#MTZBR7410 Invoice WW386835 for T & M Associates in the amount of \$483.00 for Case 20-40

#MTZBR7340 Invoice WW385367 for T & M Associates in the amount of \$241.50 for Case 19-33

#MTZBR7290 Invoice WW386832 for T & M Associates in the amount

of \$402.52 for Case 19-28
#MTZBR7320 Invoice WW383382 for T & M Associates in the amount of \$40.25 for Case 19-31
#MTZBR7350 Invoice WW385368 for T & M Associates in the amount of \$483.00 for Case 19-34
#MTZBR7390 Invoice WW385369 for T & M Associates in the amount of \$1,610.00 for Case 20-38
#MTZBR7350 Invoice WW383383 for T & M Associates in the amount of \$120.75 for Case 19-34
#MTZBR7370 Invoice WW383384 for T & M Associates in the amount of \$764.75 for Case 19-35
Invoice 41000 for Cafarelli & Reid in the amount of \$1,290.00 for Case 19-24

Motion to approve by Mr. Cook, seconded by Ms. Brustman
Roll Call: Mr. Cook-yes, Ms. Brustman-yes, Ms. Vaccaro-yes, Messrs. Glen-yes, Schwartz-yes, Dambroski-yes, Ms. Fazio-yes

Correspondence: The Secretary turns meeting over to Mr. Reid to review correspondence received via email from Mr. Liston, an objector to Case 20-38 and from the applicant's attorney, Mr. Stanzone. Mr. Liston requested that the applicant request that the application be carried until an in person Zoning Board meeting can be held, Mr. Stanzone had no objection to this request. Mr. Reid explained the action to be taken by the Board.

MOTION to carry Case 20-38 to July 23rd @ 6:30pm with no further notice required by Ms. Brustman, seconded by Ms. Vaccaro

Roll Call: Ms. Brustman-yes, Ms. Vaccaro-yes, Messrs. Glen-yes, Schwartz-yes, Dambroski-yes, Ms. Fazio-yes

Professional Reports: Nothing at this time from both professionals.

APPLICATIONS:

- | | | |
|--------------|--------------------|--------------------|
| 1. Case 2040 | Jared Graff | Block 1.81 Lot 12 |
| | 1824 Broadway Blvd | 1824 Broadway Blvd |
| | Toms River, NJ | Zone R10 |

Requesting variance relief for a previously constructed single family dwelling on this lot having a rear yard setback of 25 feet where 26 feet is required. Mr. Graff, applicant, sworn in by Mr. Reid. Mr. Graff states he purchased the home in 2017 and that the builder changed the door making the only difference from the original plan from 2005. Mr. Rohmeyer reviews the Zoning Officer's denial letter. Mr. Graff testifies that the foundation is 12 inches thick with a 36-inch door installed to provide basement access. Mr. Cook asks to review dates, Mr. Graff testifies that the home

began construction in 2005, was sold twice, so there have been two previous owners and he purchased the home in 2017. Mr. Cook asks how many owners prior to Mr. Graff purchasing the home, Mr. Graff replies two owners. Mr. Graff testifies that believes there will be no detriment to the master plan, zoning plan or public good with the granting of this variance. Mr. Rohmeyer states that there are no additional variances requested.

OPEN PUBLIC PORTION FOR QUESTIONS: Hearing none CLOSED PUBLIC PORTION.

This application was **APPROVED** on a motion by K. Vaccaro and seconded by W. Cook

ROLL CALL VOTE: K. Vaccaro, yes; W. Cook-yes; Messrs. Glen-yes, Schwartz-yes, Dambroski-yes, Ms. Brustman-yes, Ms. Fazio-yes

Adjournment: The meeting was adjourned at 6:50 p.m. on motion by Mr. Cook and seconded by Ms. Brustman. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary