

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, November 12, 2020**

**Manchester Township
1 Colonial Drive
Manchester, NJ**

MINUTES OF MEETING

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 6:40 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, W. Cook, H. Glen, C. Schwartz, P. Dambroski, R. Arace
Members Absent: K. Vaccaro, M. Dwyer, S. Brustman

Also Present: C. Reid, Board Attorney, Mark Rohmeyer, Board Engineer

Administrative Session:

Approval of Minutes: October 22, 2020 meeting

Motion to Approve by: Mr. Cook, seconded by Mr. Schwartz

Roll Call: Mr. Cook-yes, Mr. Schwartz, Messrs. Glen-yes, Dambroski-yes, Ms. Fazio-yes

Correspondence:

Mr. Reid reviews an email received from RC Shea & Associates, applicant's attorney for Case #20-39 requesting the case be carried to Thursday, December 10th meeting with no further notice of this application.

Professional Reports: Nothing at this time from both professionals.

Payment of Bills:

#MTZBR7430 Invoice WW395635 for T & M Associates in the amount of \$124.50 for Case 20-42

#MTZBR7480 Invoice WW395637 for T & M Associates in the amount of \$124.50 for Case 20-47

#MTZBR7440 Invoice WW394029 for T & M Associates in the amount of \$124.50 for Case 20-43

#MTZBR7520 Invoice WW395638 for T & M Associates in the amount of \$483.00 for Case 20-54

#MTZBR7560 Invoice WW395641 for T & M Associates in the amount of \$684.25 for Case 20-56

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

MEMORIALIZATIONS:

Memorialization of variance relief to construct a new single family dwelling with a finished first floor elevation of 7.18 is proposed where 4 feet above average centerline road grade is permitted. Applicant: Angel & Brenda Rivas Block 1.13 Lot 16 & 21 1932 First Avenue Approved at the September 24, 2020 meeting. Case 2043

This resolution was **APPROVED** on a motion by W. Cook and seconded by H. Glen

ROLL CALL VOTE: W. Cook- yes, H. Glen-yes, Messrs. Schwartz-yes, Dambroski-yes, Ms. Fazio-yes

Memorialization of a variance to construct a single family dwelling, where the subject property's frontage is not proposed in accordance with Township Standards for improved streets. Applicant: David & Lois Nichols Block 99.162 Lots 2 1661 Cabot Avenue. Denied at the September 24, 2020 meeting. Case 2047

This resolution was **APPROVED** on a motion by W. Cook and seconded by H. Glen

ROLL CALL VOTE: W. Cook- yes, H. Glen-yes, Messrs. Schwartz-yes, Dambroski-yes, Ms. Fazio-yes

Memorialization of a variance relief to construct an addition on the rear of an existing dwelling with a proposed rear yard setback of 17.5 feet where 26 feet is permitted and a maximum lot coverage of 40.59% where 35% is permitted. Applicant: Derek Arnold Block 1.41 Lots 11 1316 Third Avenue. Approved at the September 24, 2020 meeting. Case 2042

This resolution was **APPROVED** on a motion by W. Cook and seconded by H. Glen

ROLL CALL VOTE: W. Cook- yes, H. Glen-yes, Messrs. Schwartz-yes, Dambroski-yes, Ms. Fazio-yes

APPLICATIONS:

- | | | |
|--------------|---|---|
| 1. Case 2051 | Vera Ramdeen
795 Linden Road
Toms River, NJ | Block 1.72 Lot 33
940 Broadway Blvd.
Zone R10 |
|--------------|---|---|

Ms. Fazio reviews variance requesting to construct a 1.5 story single family dwelling on this lot having an area of 7,500 square feet where 10,000 square feet is required, an improvable lot area of 2,422 square feet where 5,800 square feet is required, a lot frontage of 75 feet where 100 feet is

required and a lot width of 75 feet where 100 feet is required, and a rear yard setback of 22 feet to the attached landing where 26 feet is required. Mr. Kenneth Schlatmann, Professional Planner and Engineer, sworn in and credentials accepted. Mr. Rohmeyer reviews location of subject property. Mr. Schlatmann address buy/sell letters-no response. Mr. Rohmeyer inquires about trees, drywells and parking on property. Mr. Schlatmann not many trees saved but shade tree after development. Mr. Reid meets the ordinance- Mr. Schlatmann-yes. Mr. Schlatmann testifies that the drywell is in excess of what is required, the driveway is 2 cars meeting RSIS standards. Mr. Rohmeyer asks if what is proposed fits with the character of the neighborhood, Mr. Schlatmann testifies similar to other 75x100 lots in neighborhood, definitely in line with character of neighborhood. Mr. Rohmeyer verifies the home is a one and half story, Mr. Schlatmann-yes follows the ordinance. Mr. Rohmeyer asks about an easement, Mr. Schlatmann marked as point of reference but not required, there is clear line of sight, reasonable site triangle clearance. Mr. Rohmeyer inquiries about lot consolidation, Mr. Schlatmann not needed. Mr. Rohmeyer verifies distance of driveway, Mr. Schlatmann testifies 5 feet from common property line. Mr. Glen asks if there is a basement and the height, about drywell and sump pump, Mr. Schlatmann testifies that there is a basement at 8.5 feet in height, the drywell is located on the front of the property on Broadway and yes there will be a sump pump.

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

Mr. Rohmeyer asks if the existing drainage will be maintained, Mr. Schlatmann yes toward Broadway and Middlesex. Mr. Dambroski inquiries how the elevation of the house will effect drainage, Mr. Schlatmann property will grade toward right back corner and toward Broadway and Middlesex, no impact from roof runoff because will run into drywell and there is a retaining wall proposed. Mr. Reid size of retaining wall and rear yard setback for stairs required, Mr. Schlatmann the wall no greater than 2 feet and no it will be a detached platform.

Motion to Approve with conditions by: Mr. Cook, seconded by Mr. Glen

Roll Call: Mr. Cook-yes, Mr. Glen-yes, Messrs., Schwartz-yes, Dambroski-yes, Arace-yes, Ms. Fazio-yes.

2. 2054

Cecilia & Charles Bauer
57 Addlestone Lane
Manchester, NJ

Block 71.06 Lot 39
57 Addlestone Lane
Zone PRA

Ms. Fazio reviews the variance to construct a 3 season room addition which will encroach on the minimum rear yard setback of 13.4 feet where 20 feet is required. Charles W. Bauer & Cecelia Bauer of 57 Addlestone Lane sworn in. Mr. Rohmeyer reviews location of subject property. Mr. Rohmeyer states HOA approval was received by his office via email, submitted as Exhibit A1. Mr. Rohmeyer asks if there are any changes to the grade of the property, Mr. Bauer none. Mr. Rohmeyer asks if this addition will fir with the character of the neighborhood, Mr. Bauer none in the immediate surrounding lots but in the neighborhood yes. Mr. Bauer states more use of a 3 season room versus due to medical issues. Mr. Rohmeyer asks about drainage, Mr. Bauer states that storm water is collected by the overall development, there is a water retention basin. Mr. Rohmeyer asks about retaining wall, and the architectural plans match along with the 3 season

room matching the home, Mr. Bauer the retaining wall is 10 feet away, and yes to both the HOA approval requires this. Mr. Cook concerned with runoff due to size, consider drywell. Mr. Bauer already exists and gutters will tie in. Ms. Fazio inquiries into the inlet, Mr. Bauer yes underground piping runs right into inlet. Mr. Cook it will tie into this, Mr. Bauer-yes.

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

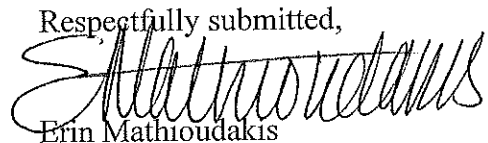
Mr. Reid address conditions of runoff tying into existing system and HOA application approval.

Motion to Approve with conditions by: Mr. Cook, seconded by Mr. Glen

Roll Call: Mr. Cook-yes, Mr. Glen-yes, Messrs., Schwartz-yes, Dambroski-yes, Arace-yes, Ms. Fazio-yes.

Adjournment: The meeting was adjourned at 7:24 p.m. on motion by Mr. Cook and seconded by Mr. Schwartz. All in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Erin Mathioudakis".

Erin Mathioudakis
Secretary