

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
ZOOM REGULAR MEETING
Thursday, January 28, 2021**

**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 6:52 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, M. Dwyer, H. Glen, C. Schwartz, R. Arace
Members Absent: P. Dambroski, S. Brustman

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

5. Oaths of Office: Mr. Dwyer, Mr. Arace

Administrative Session:

Approval of Minutes: December 10, 2020 meeting

Motion to Approve by: Mr. Glen, seconded by Ms. Vaccaro

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

Payment of Bills:

#MTZB 41035 Invoice 1371 for Cafarelli & Reid, LLC in the amount of \$1260.00 for Case 20-38

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

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

Professional Reports:

Mr. Rohmeyer updates Board on the adoption of the new storm water report. To be adopted by March 2021, no change to single family home but large commercial developments will be treated differently. A copy will be obtained from Bob Mullin, Township Engineer, and distributed via email to Board members.

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, February 25th meeting with no further notice of this application being required. Motion to Carry by: Mr. Dwyer and seconded by Mr. Cook. Roll Call: All in Favor.

APPLICATIONS:

- | | | |
|--------------|--------------------|--------------------|
| 1. Case 2053 | Alissa Ruerup | Block 58 Lot 685 |
| | 3390 Ridgeway Road | 3390 Ridgeway Road |
| | Manchester, NJ | Zone R40 |

Ms. Fazio reviews variance request to construct a 2 story single family dwelling where variances are required for lot frontage and lot width along Ridgeway Road. The subject property has a lot frontage of 64.6 feet where a minimum of 200 feet is required and a lot width of 64.6 feet where 200 feet is required. Jeff Ruerup, applicant and John Lord, professional engineer and planner with 30+ years’ experience having appeared before this Board several times, are sworn in and credentials accepted. M. Rohmeyer reviews location of property. He inquiries if this is located on a County road, Mr. Lord yes, and they have applied to the Ocean County Planning Board (OCPB), whom suggested if possible that driveway be along Volante, but unsure if this is a private or public roadway. M. Rohmeyer would condition variance on obtaining that delineation. Mr. Lord explained that the railroad runs along this and the County took a portion to allow entry onto Volante. M. Rohmeyer inquired about water and sewer, trees, storm water and parking. Mr. Lord testified that water and sewer are in the street, the limits of the tree clearing will depend on driveway location but will save as many as possible, driveway has a turnaround-will only clear as needed. Mr. Lord also states that the property slopes toward the street and rear of lot, run off from the house can be addressed but does not affect neighboring property and parking includes 2 spaces. M. Rohmeyer clarifies driveway bump out is to prevent backing out onto County road? Mr. Lord-yes. Mr. Glen asks how is there doubt if the County owns property. Mr. Lord states that the deed is ambiguous, they were only notified yesterday and a legal determination is required, it doesn’t access any homes in the rear for substation for railroad only with limited access signage. Mr. Glen asks when did the transfer happen and when transferred owned property at that time, Mr. Lord a while ago and he wasn’t sure. Mr. Reid asks if this has been approved by the OCPB, Mr. Lord suggestion only if okay with town not a requirement. Ms. Fazio driveway on Volante, Mr. Lord yes if acceptable to ZBA, as proposed driveway close to 571. Ms. Fazio-can we accept -Mr. Reid would need letter from OCPB. Mr. Rohmeyer cannot confirm private vs. public at this time. Ms. Fazio is there a problem if on Volante, Mr. Rohmeyer- County prefers driveways not on County roads but issue if private road. Mr. Reid-OCPB did not give clear direction can be condition of approval if Board agrees with County recommendation. Ms. Fazio has property spoken with attorney, Mr. Ruerup no, was just going to put driveway onto 571. Mr. Schwartz-checked parcel website- no real information available. Mr. Cook- architectural indicate basement, Mr. Lord- yes. Mr. Rohmeyer soil borings done- Mr. Lord not to my knowledge-actually four bedrooms but still sufficient parking. Mr. Cook concerned with seasonal high water table and soil borings not being done, Mr. Rohmeyer- can condition this. Mr. Lord yes-will address any engineering needed- sump pumps, drains, etc. Mr. Rohmeyer indicates basement won’t be able to be built if issue. Mr. Cook install drywells- Mr.

Lord yes if required. Mr. Rohmeyer asks Mr. Lord to review most appropriate use, Mr. Lord area is one to two story homes like one proposed, this is a residential area, this lot most likely pre-dates zoning, the development as proposed will have no impact on light, air and open and no negative impacts to this area.

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

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

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

2. Case 2055	Rolando Aleman	Block 54 Lot 697.10
	3245 Ridgeway Road	3245 Ridgeway Road
	Manchester, NJ	Zone R40

Ms. Fazio reviews variance request to construct a 2 story single family dwelling where variances are required for lot frontage and lot width along Ridgeway Road. The subject property has a lot frontage of 133.27 feet where a minimum of 200 feet is required and a lot width of 133.27 feet where 200 feet is required. Applicant's Engineer is not on meeting, waiting for them to join to provide testimony. Mr. Schlatmann, professional engineer and professional planner sworn in and credentials accepted. Mr. Rohmeyer reviews location of property. Mr. Schlatmann proposed development meets all setbacks, has a gravel driveway with turnaround on property so car is not backing out onto County road, the home will have a basement, sump pump along with drywells and soil boring is still being performed. Mr. Rohmeyer approval from Ocean County Planning Board (OCPB)? Mr. Schlatmann- not obtained yet will either obtain approval or letter of no interest. Mr. Rohmeyer- any previous dwellings, Mr. Schlatmann not to my knowledge- wooded area. Mr. Rohmeyer- 3245 Ridgeway close to property line, Mr. Schlatmann yes the house to the East. Mr. Rohmeyer is there adequate separation- Mr. Schlatmann-yes fairly private property. Mr. Rohmeyer- public water and private septic, Mr. Schlatmann-yes. Mr. Rohmeyer also inquiries about storm water, tree clearing and parking. Mr. Schlatmann the slope of the property is rear to front and all to the drywell, no increase from property and will not impact adjacent properties, trees will remain and the disturbance limits will remain undisturbed, parking will conform with RSIS, two and half parking spaces with a garage and extended driveway. Mr. Rohmeyer-County prefers bump out in driveway toward the end- Mr. Schlatmann- yes adequate room for vehicle to turn in driveway and then onto Rt. 571. Mr. Rohmeyer refers to 4a in review letter, Mr. Schlatmann- yes will take care of this. Mr. Cook asks about buy/sell letters, Mr. Schlatmann not necessary but sent and both returned with no interest.

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

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

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

7:50pm Chairwoman Fazio leaves and turns meeting over to Vice Chairwoman Vaccaro.

3. Case 2056	Yosef Rothenberg	Block 46 Lot 7.01
	1432 Cedarview Avenue	2671 Route 37
	Lakewood, NJ	Zone TC

Vice Chairwoman Vaccaro reviews Use variance for the construction of a multi-tenant/ warehouse building with indoor storage, where the proposed use “Warehouse Building” is not permitted in the TC zone. Additional bulk variances include a minimum lot area where 10 acres is required and 4.99 acres is provided, a minimum lot frontage of 500 feet is required where 197.82 feet is provided, a minimum lot width of 500 feet is required where 197.82 feet is provided, a minimum improvable lot area of 200,000 sq. ft. is required where 111,778 sq. ft. is provided and a minimum floor area of 60,000 sq. ft. is required where 30,400 sq. ft. is provided.

Mr. Doyle requests adjournment and waiver of time. Mr. Reid indicates notice will be required.

Motion to Carry to February 25th: Mr. Cook and seconded by Ms. Vaccaro. Roll Call: All in Favor.

With permission from Mr. Reid, Mr. Doyle discusses with Board previous variance approval for Case 19-30, new plans distributed via email to Board, passed 3-2 with objecting neighbor present. Mr. Stevens will submit any plans and fees due. Mr. Rohmeyer-can be done through resolution compliance. Mr. Reid-Administrative hearing- no objection. Mr. Glen inquiries about wall and fencing. Mr. Stevens small wall 3’ in center and tapers, not proposed on prior application. Mr. Rohmeyer-concern if fence installed on top greater than 6’ in height? Mr. Glen-no safety concern for the homeowner and residents. Mr. Stevens suggests change to split rail fence. Mr. Glen-okay. Mr. Doyle- one step process and allows Board to move forward. Mr. Reid can move forward with resolution. Ms. Vaccaro notes changes to be discussed between Mr. Stevens and Mr. Rohmeyer. Escrow fees to be collected by Board Secretary as condition of new resolution. Mr. Dwyer inquiries if fees need to be collected prior to vote. Ms. Vaccaro need to determine which fees, resolution compliance or administrative approval. Also, noted by Ms. Mathioudakis. Mr. Glen- fees are guaranteed, no need for new application. Mr. Reid agrees to move forward with new resolution.

Motion to approve Administrative Approval with updated resolution: Mr. Glen and seconded by Ms. Vaccaro. Roll Call: Mr. Glen-yes, Ms. Vaccaro-yes, Messrs. Dwyer, Schwartz, Arace-yes, Mr. Cook-abstain.

Adjournment: The meeting was adjourned at 8:31 p.m. on motion by Mr. Cook and seconded by Mr. Schwartz. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary