



April 27, 2021

VIA EMAIL & REGULAR MAIL (EMathioudakis@manchestertwp.com)

Erin Mathioudakis, Secretary
Manchester Township
Zoning Board of Adjustment
1 Colonial Drive
Manchester, NJ 08759

Re: T&M File No. MTZB-R7590
Application: Detached Garage & Location of Shed
Applicant: Joseph Merwin
Site Address: #1321 Camden Avenue
Block(s)/Lot(s): 99.229/27
Zone: WTR-40 (Whiting Town Residential - 40,000 square feet)
Zoning Board Case No. 21-60
Completeness and 1st Engineering Review
Township of Manchester, Ocean County, NJ

Dear Ms. Mathioudakis:

Enclosed please find a technical review for the above referenced application.

COMPLETENESS

The following documents were reviewed in support of this report:

1. Township of Manchester Zoning Board of Adjustment Application & Checklist;
2. Refusal of Permit by Manchester Township Zoning Officer, dated 02/25/2021;
3. Proposed Hand Sketch on Survey entitled, "Survey of Property, Prepared for, Lot - 27, Block - 99.229, situated in, Manchester Township, Ocean Count, NJ" signed by Robert Yuro, PLS of Robert S. Yuro Associates, Inc., Professional Land Surveyors, consisting of (1) sheet, dated 05/31/2019;
4. Architectural Renderings entitled, "Joe Merwin, 1321 Camden Ave, Whiting, NJ 08759" unsigned by Shirk, LLC, consisting of (4) sheets, dated 10/26/2020.

The above referenced Application has been reviewed for administrative completeness in accordance with Township Ordinances and the Municipal Land Use Regulations and has been found to be **COMPLETE**.

SUMMARY

The subject property is located on the western side of Camden Avenue, approximately (600) feet south of the intersection of Camden Avenue & Harry Wright Blvd., is located within the WTR-40 (Whiting Town Residential - 40,000 square feet) Zone and contains approx. 44,320 square feet (1.017 Acres).

The Applicant is seeking approval for a Detached Accessory Structure - Pole Barn Garage (30ft x 40ft x 15.18ft Height) as well as the location of a relocated shed on the property.



April 27, 2021
Sheet 2

Le: Erin Mathioudakis, Secretary, Manchester Township Zoning Board of Adjustment
Re: T&M File No. MTZB-R7590
Application: Detached Garage & Location of Shed
Applicant: Joseph Merwin
Site Address: #1321 Camden Avenue
Block(s)/Lot(s): 99.229/27
Zone: WTR-40 (Whiting Town Residential - 40,000 square feet)
Zoning Board Case No. 21-60
Completeness and 1st Engineering Review
Township of Manchester, Ocean County, NJ





Le: Erin Mathioudakis, Secretary, Manchester Township Zoning Board of Adjustment
 Re: T&M File No. MTZB-R7590
 Application: Detached Garage & Location of Shed
 Applicant: Joseph Merwin
 Site Address: #1321 Camden Avenue
 Block(s)/Lot(s): 99.229/27
 Zone: WTR-40 (Whiting Town Residential - 40,000 square feet)
 Zoning Board Case No. 21-60
 Completeness and 1st Engineering Review
 Township of Manchester, Ocean County, NJ

ZONING

The subject property is located within the WTR-40 (Whiting Town Residential - 40,000 square feet) Zoning District.

WTR-40 Zoning Schedule (Schedule C)		
	REQUIRED	SUBJECT PROPERTY
LOT REQUIREMENTS		
Minimum Lot Area	40,000 s.f.	44,320 s.f.
Minimum Lot Frontage	195 ft.	200 ft.
Minimum Lot Width	195 ft.	200 ft.
Improvable Lot Area	14,400 s.f.	>14,400 s.f.
PRINCIPAL BUILDING REQUIREMENTS		
Front Setback	50 ft.	69.9 ft.
Rear Setback	50 ft.	>50 ft.
Side Setback	25 ft.	44.7 ft.
Maximum Building Height	40 ft.	<40 ft
ACCESSORY BUILDING REQUIREMENTS		
Rear Setback	25 ft.	77 ft
Side Setback	25 ft.	15ft (shed) V
Maximum Accessory Building Height	16 ft. (Garage) 12 ft. (all other)	15.18 ft (Garage)
Maximum Accessory Building Coverage (accumulative)	1000 square feet	1200 square feet (Garage) V
LOT COVERAGE REQUIREMENTS		
Maximum Site Improvement Ratio	N/A	N/A
Maximum Building Coverage	25%	4%
Maximum Lot Coverage	N/A	N/A
Minimum House Sq. Ft.	1350 sf (3 bedrooms)	1800 sf
e = Existing Non-Conformance V = Proposed Variance TBD = Applicant to Provide		

RELIEF REQUIRED

Variance(s)

- Maximum Accessory Building Coverage (accumulative): 1,000 SF permitted, 1,400 SF proposed**

Where a maximum of 1,000 square feet is permitted for all accessory structures, a Garage Pole Barn (30'x40' = 1200 SF) and a shed (10'x20' = 200SF) is proposed for a total of 1400 SF. (#245-33A footnote 3)

- Side Yard Setback (Shed): 25 feet is required, where 15 feet is proposed to the North & South**
- As may be required or identified during the course of the board hearing.



April 27, 2021
Sheet 4

Le: Erin Mathioudakis, Secretary, Manchester Township Zoning Board of Adjustment
Re: T&M File No. MTZB-R7590
Application: Detached Garage & Location of Shed
Applicant: Joseph Merwin
Site Address: #1321 Camden Avenue
Block(s)/Lot(s): 99.229/27
Zone: WTR-40 (Whiting Town Residential - 40,000 square feet)
Zoning Board Case No. 21-60
Completeness and 1st Engineering Review
Township of Manchester, Ocean County, NJ

Waiver(s)

1. None.

COMMENTS

Upon review of the submitted materials we offer the following comments requiring testimony from the Applicant:

1. The Applicant must provide testimony in support of the variance request. Mainly the Applicant shall provide testimony demonstrating that the requested variance can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. The Applicant should also discuss the unique nature of the subject lot/application which supports the request for variance relief.
2. Site Comments:
 - a. The Applicant shall provide testimony on their history with the subject property, i.e. when the property was purchased, improvements completed, permits applied for.
 - b. The Applicant shall provide testimony on the subject lot and surrounding lots.
 - c. The Applicant shall provide testimony regarding stormwater runoff from the subject property. Primarily, the applicant shall address any impacts to neighboring lots.
3. The Applicant must provide testimony regarding how the proposed improvements fit into the character of the neighborhood.
4. Applicant must provide testimony on the need/purpose of the variance(s) being requested.
5. Engineering Plan Comments:
 - a. None.

CONDITIONS OF APPROVAL

In the event the Board approves the subject application any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.



April 27, 2021
Sheet 5

Le: Erin Mathioudakis, Secretary, Manchester Township Zoning Board of Adjustment
Re: T&M File No. MTZB-R7590
Application: Detached Garage & Location of Shed
Applicant: Joseph Merwin
Site Address: #1321 Camden Avenue
Block(s)/Lot(s): 99.229/27
Zone: WTR-40 (Whiting Town Residential - 40,000 square feet)
Zoning Board Case No. 21-60
Completeness and 1st Engineering Review
Township of Manchester, Ocean County, NJ

5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:
- i. Manchester Township Department of Utilities
 - ii. Manchester Township Fire Official
 - iii. Ocean County Planning Board
 - iv. Ocean County Board of Health
 - v. Ocean County Soil Conservation
 - vi. NJDOT
 - vii. NJ Pinelands Commission

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

Very truly yours,
T&M ASSOCIATES

MARK J. ROHMEYER, P.E., P.P., C.M.E.
ZONING BOARD ENGINEER
TOWNSHIP OF MANCHESTER

MJR:ls

cc: Christopher Reid, Esq., Zoning Board Attorney (via email chrisreid@theCRfirm.com)
Pasquale Popolizio, Zoning Official (via email Ppopolizio@ManchesterTwp.com)
Joseph Merwin (Applicant)
1321 Camden Avenue, Whiting, NJ 08759