

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
ZOOM REGULAR MEETING  
Thursday, June 24, 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 6:31 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, P. Dambroski, R. Arace  
Members Absent: S. Brustman

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

**Administrative Session:**

**Approval of Minutes:** May 27<sup>th</sup>, 2021 meeting \*Correction to date on minutes should be May 27<sup>th</sup>

Motion to Approve by: Mr. Cook seconded by Ms. Vaccaro

Roll Call: Mr. Cook-yes, Ms. Vaccaro-yes, Messrs. Dwyer, Glen, Schwartz, Dambroski, Arace-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, August 26<sup>th</sup> meeting. Applicant must notice as meeting will be held in person. Mr. Reid reviews reason for request. Board expresses frustration with carrying so many times previously, Mr. Reid explains Board must provide time for objector's professionals to provide testimony. Ms. Fazio verifies with those in attendance that there is no public comment for this case.

Motion to Carry with notice required by: Mr. Cook and seconded by Ms. Vaccaro. Roll Call: All in Favor.

**Professional Reports:** None at this time.

**Payment of Bills:**

#MTZB R7421 Invoice SE406756 for T & M Associates in the amount of \$442.75 for Case 21-58

**Payment of Bills:**

#MTZB R7580 Invoice SE406757 for T & M Associates in the amount of \$684.25 for Case 21-59

**Payment of Bills:**

#MTZB R7590 Invoice SE404927 for T & M Associates in the amount of \$442.75 for Case 21-60

\*Corrections- Invoice SE404927 Lot # should be 27, not 22

Motion to Approve with corrections by: Mr. Cook seconded by Ms. Vaccaro

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

**MEMORIALIZATIONS:**

Memorialization of a use variance to permit a 2 story commercial building with office and retail uses on a property located in the PR-15 Pinelands Residential Zone, where commercial, office and retail uses are not permitted. Applicant: Manchester Walk, LLC Block 66 Lots 1 & 2 3858 Ridge Avenue Approved at the May 27, 2021 meeting. Case 2159

Emailed to Board, Mr. Reid reviews lateness due to emailed received by audience member from previous meeting, who tried to participate, reviewed with Mayor and Town Attorney, could be interested in appeal, transcript from Court reporter received earlier this afternoon, wanted to verify resolution with transcript. Ms. Fazio, Board will come back to this after applicant for this evening is heard. All agreed.

**APPLICATIONS:**

- |              |  |   |
|--------------|--|---|
| 1. Case 2160 | Joseph Merwin<br>1321 Camden Avenue<br>Whiting, NJ | Block 99.229 Lots 27<br>1321 Camden Avenue<br>Zone WTR-40 |
|--------------|--|---|

Ms. Fazio reviews variance relief to construct a pole barn accessory structure of 1400 sf where 1000 sf is permitted and for a side yard setback of 15 feet where 25 feet is required. Joseph Merwin, 1321 Camden Avenue, sworn in. Ms. Fazio pole barn is 1,400 square feet, Mr. Merwin 1,200 square foot pole barn and 200 foot she in setback. Mr. Merwin it's a unique piece of property in rear, shed is for pool supplies and patio furniture, moved to this area for the openness, boat guy, can't park truck right now, really a onetime thing. Ms. Fazio this is for personal use no commercial, Mr. Merwin that's correct, no commercial use. Ms. Fazio anywhere else it can be on property, Mr. Merwin would still need setback reliefs. Mr. Cook inquired about roof runoff, Mr. Merwin testified will have gutters, drywell on west side and a French drain. Mr. Rohmeyer should submit these for resolution compliance, Mr. Merwin okay. Mr. Cook verifies not flammable storage, Mr. Merwin only gas for lawn mower, Mr. Cook no combustible gas only like 5 gallon cans, Mr. Merwin correct. Mr. Rohmeyer asks if property is large enough for this development, Mr. Merwin yes. Mr. Rohmeyer with the setback encroachment any negative impact to neighboring properties, Mr. Merwin those properties City & County owned, long process to try to acquire and outcome may not be in my favor. Mr. Rohmeyer inquired to development on these properties, Mr. Merwin none there. Mr. Rohmeyer inquired about habitable space and negative impact, Mr. Merwin no habitable space and spoke with all

neighbors and all were okay. Mr. Glen inquired to heat and power, Mr. Merwin wall pack units and 110 amps electric.

OPEN PUBLIC PORTION FOR QUESTIONS- None CLOSED PUBLIC PORTION FOR QUESTIONS

OPEN PUBLIC PORTION FOR COMMENTS- None CLOSED PUBLIC PORTION FOR COMMENTS

Ms. Fazio inquiries can motion be for both in one and should be separate. Mr. Reid all in one is fine and notes conditions, no commercial, roof downspouts, stormwater to Mr. Rohmeyer, no hazardous material, no habitable space. Mr. Cook no need to include voltage length of run may be greater, Mr. Reid really a construction department issue. Mr. Cook comments on uniqueness of the lot, Mr. Reid part of the hardship.

Motion to Approve with conditions by: Mr. Cook seconded by Ms. Vaccaro

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

7:04 Motion to Recess for review of resolution to memorialize by Mr. Cook and seconded by Mr. Dwyer. All in Favor

7:10 Motion to back from Recess by Mr. Cook and seconded by Mr. Dwyer. All in Favor

Mr. Cook provides the following comments to amend 1. hours of operation 8a-7p M-F and 9a-5p S & S, refuse pickup 7a-5p, comply with stormwater ordinance. Mr. Reid also adds comply with tree ordinance.

Motion to Approve with amendments by: Mr. Cook seconded by Ms. Vaccaro

Roll Call: Mr. Cook-yes, Ms. Vaccaro-yes, Mr. Schwartz-yes, Ms. Fazio-yes.

**Adjournment:** The meeting was adjourned at 7:14 p.m. on motion by Mr. Cook and seconded by Mr. Dwyer. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Secretary