

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, July 22, 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 Acting Chair William Cook.
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: W. Cook, M. Dwyer, H. Glen, S. Brustman, R. Arace
Members Absent: L. Fazio, K. Vaccaro, C. Schwartz, P. Dambroski

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

Administrative Session:

Approval of Minutes: June 24th, 2021 meeting

Motion to Approve by: Mr. Dwyer seconded by Mr. Glen

Roll Call: Messrs. Dwyer, Glen, Cook-yes

Correspondence: None at this time.

Professional Reports: None at this time.

Payment of Bills:

Mr. Cook comments in regards to intern's rate used, Mr. Rohmeyer-part of contract, Mr. Reid can review contract and adjust if necessary, Mr. Cook also comments about no escrow on certain applications. Mr. Reid ordinance written so not required to collect, Township pays bill if no escrow, Board Engineer reviews all applications, Board can draft memo after further discussion. Mr. Reid also makes recommendation that applicant send full package directly to both Board Attorney and Board engineer rather than submitting to Board Secretary to forward.

#MTZB R7310 Invoice SE403959 for T & M Associates in the amount of \$483.00 for Case 19-30

#MTZB R7620 Invoice SE407976 for T & M Associates in the amount of \$534.75 for Case 21-63

#MTZB R7630 Invoice SE407977 for T & M Associates in the amount of \$431.25 for Case 21-64

#MTZB R7481 Invoice SE407973 for T & M Associates in the amount of \$732.25 for Case 21-58

#MTZB R7590 Invoice SE407974 for T & M Associates in the amount of \$161.00 for Case 21-60
#MTZB R7400 Invoice SE407972 for T & M Associates in the amount of \$201.25 for Case 20-39
#MTZB R7650 Invoice SE407979 for T & M Associates in the amount of \$483.00 for Case 21-66
#MTZB R7600 Invoice SE407975 for T & M Associates in the amount of \$564.75 for Case 21-61
#MTZB R6740 Invoice SE407971 for T & M Associates in the amount of \$222.00 for Case 15-51

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

Roll Call: Mr. Cook-yes, Ms. Brustman-yes, Mr. Glen-yes, Mr. Dwyer-yes, Mr. Arace-yes.

MEMORIALIZATIONS:

Memorialization of 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. Applicant: Joseph Merwin Block 99.229 Lots 27 1321 Camden Avenue Approved at the June 24, 2021 meeting. Case 2160

Motion to Approve: Mr. Glen seconded by Mr. Dwyer

Roll Call: Mr. Glen-yes, Mr. Dwyer-yes, Mr. Arace-yes, Mr. Cook-yes.

APPLICATIONS:

- | | | |
|--------------|-----------------------|--------------------|
| 1. Case 2161 | Terry & Karen Gaudlip | Block 63.07 Lot 33 |
| | 17 Lois Lane | 17 Lois Lane |
| | Manchester, NJ | Zone PR-15 |

Mr. Cook reviews variance for a front yard setback where 30 feet is required whereas 29.9 feet is existing and 24.9 feet is proposed and a side yard setback where 12 feet is required whereas 8.6 feet is proposed to the garage. Terry & Karen Gaudlip of 17 Lois Lane sworn in. Mr. Cook asks applicant to describe variances sought, Mr. Gaudlip a small cape, 5' stoop, very slippery in winter, in-laws to reside with us, would like to cover porch, garage at same distance, 26' for garage, length it with two 10' doors, so 2' then 10', then 2' then 10' then 2', would like to move laundry from basement, without 5' can't fit car. Mrs. Gaudlip explains they just moved into this home. Mr. Cook garage extends behind house, concern with the 1,400 sq. ft. Mr. Rohmeyer explains no issue because not accessory. Mr. Gaudlip- yes garage extends behind home. Mr. Rohmeyer reviews summary section of T&M letter. Mr. Rohmeyer this is to improve dangerous existing conditions at the home, aesthetically pleasing? Mr. Gaudlip- yes, only 3 homes, dead end street. Mr. Rohmeyer inquires about negative impact, fit in to the character of neighborhood, any drainage issues or easements. Mr. Gaudlip testifies that there will be no negative impact, water drains to the front, it will fit into the neighborhood, no known drainage issues or easements. Mr. Rohmeyer asks will the siding and roof match, Mr. Gaudlip-yes possibly stone and vinyl siding. Mr. Cook will it match? Mr. Reid explains it is a condition of the testimony provided as aesthetically pleasing, must match as one principal structure. Mr. & Mrs. Gaudlip introduces Exhibits A1- their old home, A2- their old home with garage, A3-porch floor and A4- Home with addition. Mr. Rohmeyer in A3-

wood floor? Mr. Gaudlip-yes, that's the type of work I do-carpentry/wood work. Mrs. Gaudlip explains that's why garage is needed. Mr. Cook- looks good. Mr. Glen the upstairs will be storage only? Mr. Gaudlip-yes storage only. Mr. Glen any plumbing, electric or heat, Mr. Gaudlip- no heat or plumbing, just electric.

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

Mr. Cook reviews conditions: no commercial use, no heat 2nd floor-storage only, siding and roof to match. Mr. Gaudlip reviews roofline 2.5' higher than existing roofline. Mr. Rohmeyer verifies that overall height is measured at the mean.

Motion to Approve with conditions by: Mr. Glen seconded by Mr. Dwyer

Roll Call: Mr. Glen-yes, Mr. Dwyer-yes, Ms. Brustman-yes, Mr. Arace-yes, Mr. Cook-yes.

2. Case 2164	Raymond Vosseller	Block 99.199 Lot 10
	1481 Trenton Avenue	1481 Trenton Avenue
	Manchester, NJ	Zone WTR-40

Mr. Cook reviews variance relief for a six-foot solid fence proposed with approximately a fifty-five-foot setback on Trenton Avenue where a six-foot solid fence is not permitted in the front yard area between building line and property line and a six-foot fence with approximately a ten-foot setback on Jefferson Avenue where a six-foot solid fence is not permitted in the front yard area between building line and property line. Mr. Raymond Vosseller of 1481 Trenton Avenue sworn in. Mr. Vosseller explains he needs a 6' fence, Jefferson is a paper street, Township signage does not allow vehicles so no issue with site triangle, works for Ocean County Sherriff's office and has two K9s that live outside, runs dogs around and a 4' fence would be insufficient for them and kids would still be able jump the fence, it's really to secure his property. Mr. Rohmeyer reviews summary section of T&M letter. Mr. Rohmeyer opines that it is a unique property as home sits caddy corner on lot. Mr. Rohmeyer ask Mr. Vosseller to speak to negative impact, when he purchased the home, the surrounding neighbors, and if other properties in the neighborhood have similar fencing. Mr. Vosseller believes there will be no negative impact to the neighbors, there is only one neighbor and nothing to the left of him, he purchased the home in 2019, and yes there are other similar fencing on Paterson and Newark Avenues and Harry Wright Boulevard. Mr. Cook comments on measurements, Mr. Rohmeyer explains they are in compliance. Mr. Cook comments on address on Trenton, Mr. Vosseller that's correct home is angled at front door to the corner. Mr. Glen asks if he has already started the fencing, Mr. Vosseller yes posts, it will be severe weather natural wood. Mr. Glen comments you really have to look to see it. Mr. Rohmeyer speaks on the 10' setback on Jefferson, Mr. Cook believes that is sufficient. Mr. Reid reviews that applicant can place fencing directly on property line on rear and sides. Mr. Cook asks if no less than 1' on Lot 9 would work, Mr. Vosseller agrees.

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

Motion to Approve with conditions by: Mr. Dwyer seconded by Ms. Brustman

Roll Call: Mr. Dwyer-yes, Ms. Brustman-yes, Mr. Glen-yes, Mr. Arace-yes, Mr. Cook-yes.

3. Case 2163 Bogdan Klacza
1017 Ninth Avenue
Toms River, NJ

Block 62 Lot 10
3628 Ridgeway Road
Zone PR-40

Mr. Cook reviews variance relief minimum lot frontage where a minimum of 200 feet is required and 166.12 feet is provided on Ridgeway Road and for minimum lot width where a minimum of 200 feet is required and 166.12 feet is provided on Ridgeway Road. Bogdan Klacza of 1017 Ninth and William Merunka from RC Associates sworn in and credentials accepted. Mr. Klacza offers the following testimony, they purchased the property for the lot as the home burnt down, there is existing septic on the property, he would like to build a single family home, he has a letter of no interest from Ocean County Planning Board (OCPB), he has OC soils, Pinelands and Manchester Department of Utilities. Mr. Rohmeyer reviews summary section of T&M letter. Mr. Merunka states that the property is 3.29 acres, 166' wide, 190' deep, the east and west sides of the property already have existing residences. Mr. Rohmeyer asks about comment 3c-OCPB, Mr. Merunka there is a letter of no interest. Mr. Rohmeyer comment d, water and sewer, Mr. Merunka- existing septic and public water. Mr. Rohmeyer asks for testimony to be provided about tree clearing, Mr. Merunka- A1 aerial photo of property, shows trees already removed from previous home, the proposed home is setback further due to septic setbacks, smaller diameter trees to be removed. Mr. Rohmeyer asks for testimony to stormwater, Mr. Merunka none just the depression of the previous home, 130' to front and 500' to back, Mr. Rohmeyer drainage is toward the road? Mr. Merunka will following existing drainage. Mr. Rohmeyer parking at the property, Mr. Merunka states that there is more than required. Mr. Reid inquires about prior setback, Mr. Merunka believes it was 50'. Mr. Cook and now? Mr. Merunka 130', pushing back to alleviate headlights from new traffic light. Mr. Rohmeyer and Mr. Cook inquires about a French drain and a drywell, Mr. Merunka yes will review for both, will give to Engineer to review. Mr. Glen inquires about a basement and access to it. Mr. Merunka yes there is a basement, Mr. Klacza states access is from the inside of the home only and the right side is crawl only. Mr. Glen asked about pictures of the home. Mr. Merunka presents Ex. A2- architectural plans.

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

Mr. Cook reviews conditions: drywell or French drain, follow tree ordinance. Discussion on living quarters in basement. Mr. Reid offers that is covered under UCC & Fire Code, Mr. Cook only if permits obtained. Mr. Merunka- bedrooms limited by septic.

Motion to Approve with conditions by: Mr. Glen seconded by Mr. Dwyer

Roll Call: Mr. Glen-yes, Mr. Dwyer-yes, Ms. Brustman-yes, Mr. Arace-yes, Mr. Cook-yes.

4. Case 2166 Scott Barnikow
27 Centerboard Drive
Bayville, NJ

Block 73 Lot 7
59 Beckerville Road
Zone PFA-R

Mr. Cook reviews variance relief to construct a single family dwelling, 2,900 square foot detached garage and relocated 260 square foot shed, where a maximum of 1,000 square feet is permitted for all accessory structures, whereas the total accessory structure for a detached garage and shed proposed is 2,900 square feet, where 16 feet in height is permitted for detached garages whereas a

garage pole barn structure is proposed with 20-feet in height, for house orientation, where a rear yard shall be designated as those yards which provide access to the rear of the principle structure, opposite the front entranceway, and for frontage on an improved street where the right of way along the subject property's frontage is not proposed in accordance with Township Standards for improved streets. Jason Marciano- East Coast Engineering-credentials accepted and sworn in, Mr. Scott Barnikow of 27 Centerboard Drive sworn in. Mr. Marciano reviews location of property, just west of Lakehurst used to fork off Beckerville, perpendicular to Rt. 70, purchased the home with full frontage, plot plan with application is from 6/1/2021, over 35 acres, 1.5 million square feet, property old cranberry bog, has Pinelands and Wetlands restrictions, not all shown, 1/3 of the way back, Pinelands requires a 300' buffer, only allowed to develop one acre, 35 acres reduced to one acre., started with full road frontage, shallow point 90' to 153', County removed road, Pinelands did allow driveway extension. Mr. Marciano also testifies that they will be building a single family dwelling, property has shallow water table, no basement, the well is installed already, the shed is temporary but would like to keep it, they could extend road but it would create a dangerous condition. Mr. Marciano testifies they oriented the house to the driveway, not vacated R.O.W. by the County, it's 400' from an actual real road, Church parking lot to the left, past the Church is one home, going east is owned by the town, Mr. Marciano states you wouldn't really see the home from the road, and if they could build back further they would, honoring the 50' front setback, when you look at the frontage, starting at the bend and going West, there's 240 linear feet of paved road so it meets the ordinance, it's just not paved in the front the whole way. Mr. Marciano also testifies to the two additional variances, the detached barn and shed roofs, it's 40x60 or 2400 sq. ft. plus the additional 500 sq. ft. making it 2,900 sq. ft., the ordinance limits it to 1,000 sq. ft., 10% allowed on building coverage, this is one third of one percent, storage for tractor, farm equipment, etc. Mr. Marciano presents Exhibit A1: photos both aerial & road view of the property, first page aerial from April of 2021, road not centered on property, Wetlands and wooded property. The 2021 photo shows tree clearing, the 2018 photo shows paved road, pgs. 4&5 shows property lines, pgs. 6&7 shows driveway started-sandy soils, all setbacks and coverage met, the garage height is to accommodate height of RV, 20' not 16' meets principle structure, garage further east on property not really seen. Mr. Rohmeyer reviews what is stored in garage, Mr. Marciano states it's 3,160 sq. ft. for the blueberry farming done there, mini-excavator, tractor, mowers and the RV. Mr. Rohmeyer both residential and commercial? Mr. Marciano single family home is permitted and Pinelands allows blueberry or cranberry farming. Mr. Rohmeyer garage height is for equipment, Mr. Marciano- yes 20'. Mr. Rohmeyer asks about house orientation view from road. Mr. Marciano testifies that going West- you will really be looking at the front of the house. Mr. Rohmeyer opines not appropriate to make applicant pave road, Mr. Marciano agrees-clearly the County doesn't want it. Mr. Rohmeyer any negative impact, Mr. Marciano-no, no other residences. Mr. Rohmeyer inquires about tree clearing, Mr. Marciano testifies limited to the one acre and driveway, rest of lot is wooded. Mr. Rohmeyer inquires about stormwater, Mr. Marciano states no issue, only 1/30 of site being developed, into sandy soil, water will drain back toward the bog, more than 300' to the next property. Mr. Rohmeyer asks about driveway turnaround, Mr. Marciano testifies yes large turn around area between the structures. Mr. Rohmeyer inquires about fence around pool, Mr. Marciano states fence is outside of front yard setback. Mr. Rohmeyer ask about outside agency approvals, Mr. Marciano yes, OCPB, well permit, Pinelands, OC soils and others. Mr. Rohmeyer asks about architectural plans, Mr. Marciano states submitted with application, porch will move to the back- 2 story on crawl with attached garage, more like a cape and large garage but will not look like it.

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

Mr. Cook please explain the 20' on the garage, Mr. Marciano to accommodate any RV, they are 14', it will be a pole barn frame with trusses, 16' wall, half roof structure. Mr. Glen offered that you are really looking at front of home when on road, Mr. Marciano agrees just the better alternative.

Motion to Approve with conditions by: Mr. Dwyer seconded by Ms. Brustman

Roll Call: Mr. Dwyer-yes, Ms. Brustman-yes, Mr. Glen-yes, Mr. Arace-yes, Mr. Cook-yes.

Adjournment: The meeting was adjourned at 8:10 p.m. on motion by Ms. Brustman and seconded by Mr. Dwyer. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary