

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
Thursday, October 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 6:37 p.m. by Chairwoman 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, M. Dwyer, H. Glen, P. Dambroski, S. Brustman, R. Arace  
Members Absent: K. Vaccaro,

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

**Administrative Session:**

**Approval of Minutes:** September 23, 2021 meeting

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

Roll Call: Messrs. Cook, Dwyer, Glen, Dambroski, Arace-yes, Ms. Brustman –yes, Ms. Fazio-yes.

**Correspondence:** None at this time.

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

**Payment of Bills:**

Invoice 1383 for Cafarelli & Reid, LLC in the amount of \$697.50 for Case 21-65

Invoice 1382 for Cafarelli & Reid, LLC in the amount of \$405.00 for Case 21-69

Invoice 1381 for Cafarelli & Reid, LLC in the amount of \$270.00 for Case 21-68

Invoice 1384 for Cafarelli & Reid, LLC in the amount of \$592.50 for Case 21-62

MTZB R7400 Inv.# SE412345 for T & M Associates in the amount of \$563.50 for Case 2039

MTZB R7561 Inv.# SE412346 for T & M Associates in the amount of \$120.75 for Case 2167

MTZB R7620 Inv.# SE412347 for T & M Associates in the amount of \$322.00 for Case 2163

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

Roll Call: Messrs. Cook, Dwyer, Glen, Dambroski, Arace-yes, Ms. Brustman –yes, Ms. Fazio-yes.

Memorialization of a variance to construct a 3 season room where a 15 feet rear yard setback is proposed where a 20 feet rear yard setback is required. Applicant: Lorraine DelCorso Block 38.102 Lots 21 215 Bridport Place Approved at the September 23, 2021 meeting. Case 2168

Motion to Approve by: Mr. Cook seconded by Ms. Brustman  
Roll Call: Messrs. Cook, Dwyer, Glen, Dambroski, Arace-yes, Ms. Brustman –yes, Ms. Fazio-yes.

Memorialization of a variance to construct a detached accessory structure-pole barn, where a minimum 50-foot side setback is permitted and a 5-foot setback is proposed, where a maximum of 1,000 square feet is permitted for all accessory structures and a total accessory structure of 2,850.1 square feet is proposed and where a building height for detached garages of 16 feet is permitted and for all other accessory structures of 12 feet is permitted and a height of 12.5 feet is proposed. Applicant: Michael Nevidomski Block 100 Lot 17 34 Lacey Road Approved at the September 23, 2021 meeting. Case 2165

Motion to Approve by: Mr. Cook seconded by Ms. Brustman  
Roll Call: Messrs. Cook, Dwyer, Glen, Dambroski, Arace-yes, Ms. Brustman –yes, Ms. Fazio-yes.

Memorialization of a variance to construct a single family home where frontage on an improved street is required where the right of way along subject property's frontage is not proposed in accordance with Township standards for improved streets and regarding the provision of length, grading, curbing, composition and a cul-de-sac or turnaround. Applicant: MDR Developers Block 100 Lot 17 Scranton Avenue Approved at the September 23, 2021 meeting. Case 2162

Motion to Approve by: Mr. Cook seconded by Ms. Brustman  
Roll Call: Messrs. Cook, Dwyer, Glen, Dambroski, Arace-yes, Ms. Brustman –yes, Ms. Fazio-yes.

APPLICATIONS:

- |              |   |   |
|--------------|---|---|
| 1. Case 2170 | Michael Quigley<br>1700 Roosevelt Blvd.<br>Manchester, NJ | Block 99.132 Lot 14<br>1700 Roosevelt Blvd.<br>Zone WTR40 |
|--------------|---|---|

Ms. Fazio reviews variance request to construct a shed where a accessory structure rear yard setback of 8 feet is proposed where a minimum of 25 feet is required. Michael Quigley, applicant, sworn in. Mr. Rohmeyer reviews location of property and the one variance required. Mr. Rohmeyer inquires about need and purpose of shed. Mr. Quigley states for general storage, lot unusual 100x470, house built with variances, anything I would like to do will require a variance, a deck, pool, etc. Mr. Quigley also testifies really only location available on property, has ravine, back corner of property makes most sense, wouldn't look right out in the front, don't use ravine area. Mr. Rohmeyer would encroach in livable space, Mr. Quigley yes on really have room along side yard. Mr. Rohmeyer there's a conservation easement also and you cannot build within? Mr. Quigley yes on both sides and correct. Mr. Rohmeyer can you move it in further? Mr. Quigley would be smack in the middle of yard if conforming, impedes on livable area and would look out of place in the neighborhood. Mr. Rohmeyer any negative impact, Mr. Quigley believes it's positive, creates privacy also. Mr. Rohmeyer will fit in with character of neighborhood, Mr. Quigley-yes. Mr. Cook any heat or power, Mr. Quigley- not at this time, but will apply for permit

if add electric. Mr. Cook what is your occupation? Mr. Quigley- sales. Mr. Cook any fabrication or construction, Mr. Quigley -no. Mr. Cook typical garden storage, Mr. Quigley- yes.

OPEN FOR QUESTIONS & COMMENTS FROM THE PUBLIC: Hearing none. CLOSED FOR QUESTIONS & COMMENTS FROM THE PUBLIC.

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

Roll Call: Ms. Brustman –yes, Messrs. Cook, Dwyer, Glen, Dambroski, Arace-yes, Ms. Fazio-yes.

2. Case 2167	Yosef Rothenberg	Block 46 Lot 7.01
	1432 Cedarview Avenue	NJSH Route 37
	Lakewood, NJ	Zone TC

Ms. Fazio reviews request for preliminary and final site plan approval for a previously approved use variance to allow the construction of a multi-tenant office/warehouse building with indoor storage, including the following bulk variance relief: a minimum lot area of 4.99 acres is provided where a minimum of 10 acres is required, a minimum lot width of 197.82 feet is provided where a minimum of 500 feet is required, a minimum lot frontage of 197.82 is provided where a minimum of 500 feet is required, a minimum improvable lot area of 111,778sf. Is provided where a minimum of 200,000sf is required, a minimum floor area of 30,400sf is provided where a minimum of 60,000sf is required and for parking space size where 9x18 is proposed where 10x20 is required.

Mr. Doyle, applicant's attorney, Board granted bifurcated application for use in February 2021, back for site plan, traffic engineer and architect also available tonight. Mr. Bill Stevens, of Professional Design Services at 1245 Airport Road in Lakewood, NJ was sworn and credentials accepted. Mr. Doyle you testified at use variance- Mr. Stevens- yes. Mr. Doyle please present exhibits. Mr. Stevens A1- cover sheet, A2-aerial phot, A3-site plan, A4 & A5 color renderings - Rt. 37 side and rear of building. Mr. Doyle sense of site, Mr. Stevens 4.99 acres, caddy corner to Town Hall, subject of use variance, Ex. A2 shows site in yellow, Colonial Drive, Town Hall, site has been disturbed secondary growth on property, plans remain unchanged, addresses engineering parameters, lighting, parking, etc. Property will have one drive in and out, trucks loading area in rear. Mr. Doyle drivers know where to go, Mr. Stevens should be obvious, Ex. A4 view driving up to the building, geometry of site should be obvious, signs if Board wants. Mr. Doyle how many parking spots and is it sufficient, Mr. Stevens- 49 and more than sufficient. Mr. Stevens testifies that 30,000 sq. ft., 4 spaces, more than adequate, has significant experience with building warehouses and this is beyond adequate. Mr. Doyle the size of the spaces, Mr. Stevens 9x18, CAFRA requirement, ordinance asks for 10x20, 9x18 allows for less pavement areas, used regularly, could change if requested by Board. Mr. Doyle describe northwest side of building, Mr. Stevens full loading docks, can accommodate tractor trailers and smaller trucks. Mr. Doyle please provide stormwater testimony, Mr. Stevens- 2 detention basins, one in front, DOT system for overflow, one in rear, built for 100-year storm, outflow very small, meets both State and Township ordinance standards. Mr. Doyle and the landscape provided? Mr. Stevens not included in the exhibits but plan was included in the submission, minor tree save, plantings in basin and around building, neighbors are very far. Mr. Doyle the lighting-foot-candles, adequate? Mr. Stevens standard light, 20' LED fixed building mounted front and side, 1/2' candles, meets ordinance standards. Mr. Doyle any spillage, Mr. Stevens no direct light, directed inward, no close neighbor, not obtrusive. Mr. Doyle fence not depicted, Mr. Stevens opines not needed, no outdoor storage,

all materials inside so site is secure, opines basin fencing generally gathers trash not a nice look. Mr. Doyle CAFRA & Pinelands, Mr. Stevens doesn't meet threshold for CAFRA so not required, Pinelands certificate not needed, parts in and out, Pinelands located further west. Mr. Doyle can you speak to the environmental impact in particular tree clearing, Mr. Stevens EIS not submitted, it is clear that site has been cleared in the recent past, no significant trees to be preserved, significant open space. Mr. Doyle drainage-fairly acceptable, Mr. Stevens east/west direction fits in with sire, discussed with Mr. Rohmeyer, takes no exception to comments in T&M letter/report.

Mr. Rohmeyer signage on roadway, Mr. Stevens at project entrance, name/address or just address, no tenant signs. Mr. Rohmeyer will comply with ordinance, along with building mount signs, Mr. Stevens- yes but no building mounted signs proposed. Mr. Rohmeyer can you explain loading area, Mr. Stevens each tenant has load in/out, steps in and out and trash behind. Mr. Rohmeyer traffic circulation is adequate, Mr. Stevens- yes. Mr. Rohmeyer stormwater at resolution compliance review-basin remain same and update zoning table, Mr. Stevens- yes. Mr. Cook no green infrastructure, Mr. Stevens that's an evolving thing, multiple detention basins, Mr. Cook like rain gardens, Mr. Stevens testifies that new section in State regulations, plan meets requirements, natural vegetation best, Mr. Stevens points out property along 571, county hired PDS, planted saplings around stormwater basins, probably favorite. Mr. Cook why can't you do it, Mr. Stevens meets groundwater and re-charge requirements. Mr. Cook no buffer, Mr. Stevens no landscape buffer proposed. Mr. Cook this is town center zone, Mr. Stevens- yes, Mr. Cook so other property would build their own, Mr. Stevens if another use-yes. Mr. Cook opines that it could be residential and doesn't like no buffer. Mr. Cook post fence around re-charge, Mr. Doyle #12 perimeter fencing, Mr. Stevens split rail fence. Mr. Cook location of handicap spaces as far away as possible, would like to see them moved 10x20 handicap spaces, Mr. Stevens good point, would agree to move and add additional space. Mr. Cook and the trees, Mr. Stevens will try to save where we can. Mr. Cook traffic is one way in and one way out, Mr. Doyle save for Mr. Kennel, Mr. Stevens states that it is an oversized radius. Mr. Cook inquiries about AC units and trash, Mr. Stevens the AC units will be on the roof and the trash enclosures will be behind each unit. Mr. Cook concern with noise level abatement, Mr. Stevens could look into that, mechanical systems not done yet. Mr. Cook points out no hydrants, Mr. Stevens no municipal water, serviced by well/septic. Mr. Glen inquiries about bollards in front, Mr. Stevens there is curbs and sidewalks, could add. Mr. Glen are the tenants known at this time, Mr. Doyle possibly the applicant as one-ceiling contractor. Mr. Glen points out that the front entrance is double doors, most contractors use vans or pick-ups, 9x18 space not a fan opines should comply with ordinance at 10x20. Ms. Brustman can you go over ingress/egress shown on A2, Mr. Stevens where lane tapers to right lane, Ms. Brustman how will tractor trailer handle with student drivers and school buses, Mr. Stevens there is a stop sign, DOT approval is required. Ms. Brustman increase stall size increases pavement, also testified that parking is more than adequate. Mr. Doyle 49 spaces, Mr. Stevens ADA 24', Mr. Doyle 440 linear feet- 40 spaces no handicap. Mr. Brustman can it be done without pavement increase, Mr. Stevens could extend into loading area, not used to this ask. Ms. Brustman trying to keep pavement minimal, Mr. Doyle unlikely to be reduced, 10' spaces no less than 40 plus 3 handicap, agree to no more than 47 plus 3 handicap. Mr. Cook 4 bays with 10 spaces per bay Mr. Stevens understands Mr. Glen- agree to expand size, could configure. Mr. Rohmeyer does that cut into drive aisle, Mr. Stevens have 30' can reduce to 24'. Mr. Reid clarify parking, Mr. Stevens 49 spaces, 10x20, 12x20 fine, meet State standard.

Mr. Kennel, McDonough & Ray Associates, 35 yrs. Experience, over 100 towns, sworn

in and credentials accepted. Mr. Doyle please respond, Mr. Kennel- 10 x 20 satisfies with parking along sidewalks, design complies. Ms. Fazio 40 spaces at 10x20 plus 3 handicap spaces, Mr. Doyle- correct.

OPEN FOR QUESTIONS & COMMENTS FROM THE PUBLIC TO THE ENGINEER: Hearing none. CLOSED FOR QUESTIONS & COMMENTS FROM THE PUBLIC.

Mr. Doyle tell us more in regards to the turning radius, Mr. Kennel 30' drive, 45' curve returns, balance curb line openings, rarely tractor both in and out at same time-very unlikely, geometry accommodates this is this should happen. Ms. Brustman location of drive with turning lane there, Mr. Kennel in excess of 600', site lines exceeded, exit must yield to traffic on Route 37, drive in location acceptable to DOT, complies with requirements from DOT. Mr. Cook north corner concern, add mirror? Mr. Kennel certainly if necessary will provide, doesn't see issues with site lines.

OPEN FOR QUESTIONS & COMMENTS FROM THE PUBLIC TO THE TRAFFIC EXPERT: Hearing none. CLOSED FOR QUESTIONS & COMMENTS FROM THE PUBLIC.

Ms. Fazio asks if any questions from Board for architect-none from Board.

OPEN FOR QUESTIONS & COMMENTS FROM THE PUBLIC TO THE ARCHITECT: Hearing none. CLOSED FOR QUESTIONS & COMMENTS FROM THE PUBLIC.

Mr. Cook inquires about hours of operation, discussed this at the use variance. Mr. Doyle 7am to 7pm wouldn't limit days. Ms. Fazio clarifies seven days a week. Mr. Cook okay with 7-7 Monday through Friday, weekends should be more minimal, Both Ms. Brustman and Mr. Dwyer opine 7am to 7pm Monday through Saturday okay, Mr. Dwyer opines that most contractors won't want Sundays. Mr. Rohmeyer why limit? Mr. Cook because it's Town Center, Ms. Fazio to protect future development. Mr. Reid summer hours/seasonal very different. Mr. Doyle commercial area multi-lane state highway, more noise just from traffic 7 days a week, few people to site on weekends, shrink hours just for respect no land use generated reason. Mr. Cook offers he can hear Clayton yards from inside his home, Ms. Brustman maybe not on Sundays? Mr. Doyle offers 7am to 7pm Monday through Saturday and 10am to 4pm on Sundays. Mr. Reid to Mr. Stevens any input, Mr. Stevens tend to self-regulate, his experience is Monday to Friday, Saturday mornings, significantly less use on Sundays. Ms. Fazio confirms 7am to 7pm Monday through Saturday and 10am and to 4pm on Sundays, Mr. Doyle- yes. Mr. Dwyer no customers but contractor pick up- Mr. Doyle- yes.

OPEN FOR COMMENTS FROM THE PUBLIC

William Foor-sworn in- recommends Board request EIS. Mr. Cook member of Environmental Commission? Mr. Foor- yes but speaking as resident. Mr. Stevens doesn't see need/reason but certainly could. Mr. Cook statement is not full study, Mr. Stevens- yes certainly.

CLOSED FOR COMMENTS FROM THE PUBLIC.

Mr. Doyle appreciates Board input and recollection, acknowledges: EIS statement, HVAC noise, red parapets, bollards, 10x20 40 spaces 12x20 handicap relocated spaces no more than 47, 7am to 7pm Monday through Saturday 10pm to 4pm Sunday, convex mirror on NW corner. Ms. Fazio adds coverage area not to increase, 10 per tenant. Mr. Stevens 10x 20, move handicap add 3<sup>rd</sup>, min. 40 no more than 47 not to increase pavement shown. Ms. Fazio signage, Mr. Doyle name/address. Mr. Cook directional signage, Mr. Stevens agreed. Ms. Fazio post fence. Mr. Dwyer plant basin, green area. Mr. Reid fence & basin? Mr. Stevens doesn't make sense, not necessary. Mr. Cook buffer NW section to adjacent property, Mr. Stevens can be done, provide landscape.

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

Roll Call: Mr. Cook-yes, Ms. Brustman- yes, Mr. Dwyer -yes, Mr. Glen- yes, Mr. Dambroski-no, Mr. Arace-no, Ms. Fazio-yes.

Mr. Bill Floor, Environmental Commission member, request packet prior to 4<sup>th</sup> Tuesday of month, would like to provide comment.

**Adjournment:** The meeting was adjourned at 8:02 p.m. on motion by Ms. Brustman and seconded by Mr. Dwyer. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Secretary