

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, November 18, 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 6:35 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, K. Vaccaro, H. Glen, P. Dambroski.
Members Absent: W. Cook, M. Dwyer, S. Brustman, R. Arace

Also Present: C. Reid, Board Attorney

Administrative Session:

Approval of Minutes: October 28, 2021 meeting

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

Roll Call: Mr. Glen-yes, Mr. Dambroski-yes, Ms. Fazio- yes.

Correspondence: None at this time.

Professional Reports: None at this time.

Payment of Bills:

Invoice 1385 for Cafarelli & Reid, LLC in the amount of \$465.00 for Case 21-60
MTZB R7530 Inv.# SE413786 for T & M Associates in the amount of \$322.00 for Case 2053
MTZB R7660 Inv.# SE413789 for T & M Associates in the amount of \$124.50 for Case 2168
MTZB R7610 Inv.# SE413788 for T & M Associates in the amount of \$325.75 for Case 2162
MTZB R7590 Inv.# SE413787 for T & M Associates in the amount of \$281.75 for Case 2160
MTZB R7670 Inv.# SE413790 for T & M Associates in the amount of \$285.50 for Case 2169

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

Roll Call: Ms. Vaccaro- yes, Mr. Glen- yes, Mr. Dambroski- yes, Ms. Fazio- yes.

MEMORIALIZATIONS:

Memorialization of a variance to construct a shed where an accessory structure rear yard setback of 8 feet is proposed where a minimum of 25 feet is required. Applicant: Michael Quigley Block 99.132 Lots 14 1700 Roosevelt Blvd. Approved at the October 28, 2021 meeting. Case 2170

Motion to Approve by: Mr. Glen seconded by Mr. Dambroski
Roll Call: Mr. Glen-yes, Mr. Dambroski- yes, Ms. Fazio- yes.

Memorialization of a Use variance for the construction of a 12-unit warehouse facility, where the proposed use “Warehouse Building” is not permitted in the WTO-P zone. Additional variances include a rear yard setback of 43 feet to the building where 50 is required, maximum lot coverage of 67.6% where 65% is permitted, a front yard setback (Sec. 245-28D2-parking area and drive aisle) of 5 feet to the proposed parking area where 20 feet is required, a rear yard setback (Sec. 245-28D2-parking area and drive aisle) of 5 feet to the proposed parking area where 25 feet is required, no delineated loading dock where a 12x35 loading area is required (Sec.245-28E-Loading Area), a vegetative buffer width of 5 feet to the Eastern property line where 50 feet is required (Sec. 245-29B). Applicant: 141 Office Park, LLC Block 109 Lots 5 141 Route 539 Approved at the August 26, 2021 meeting. Case 2039

Motion to Approve by: Mr. Glen seconded by Mr. Dambroski
Roll Call: Mr. Glen-yes, Mr. Dambroski- yes, Ms. Fazio- yes.

Adjournment: The meeting was adjourned at 6:38 p.m. on motion by Ms. Vaccaro and seconded by Mr. Dambroski. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary