

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, December 9, 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, M. Dwyer, H. Glen, P. Dambroski, S. Brustman, R. Arace
Members Absent: W. Cook.

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

Administrative Session:

Approval of Minutes: November 18, 2021 meeting **with corrections

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

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

Correspondence: None at this time.

Professional Reports: None at this time.

Payment of Bills:

MTZB R7561 Inv.# SE415246 for T & M Associates in the amount of \$800.00 for Case 2167
MTZB R7640 Inv.# SE415247 for T & M Associates in the amount of \$124.50 for Case 2165
MTZB R7680 Inv.# SE415248 for T & M Associates in the amount of \$161.00 for Case 2170
Invoice 1387 for Cafarelli & Reid, LLC in the amount of \$300.00 for Case 2170

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

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

MEMORIALIZATIONS:

Memorialization of 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. Applicant: Yosef Rothenberg Block 46 Lot 7.01 NJSH Route 37 Approved at the October 28, 2021 meeting. Case 2167

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

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

APPLICATIONS:

- | | | |
|---------------|--------------------|-----------------------------|
| 1. Case 21-71 | Jeffrey Jerman | Block 1.341 Lot 24.01 |
| | PO Box 922 | Englemere & Pemberton Blvd. |
| | Point Pleasant, NJ | Zone R10 |

Ms. Fazio reviews the variance request to construct a two story single family dwelling where the subject property provides a lot frontage of 50 feet where a minimum frontage of 100 feet is required, where the subject property provides a lot width of 50 feet where a minimum of 100 feet is required, where the provides an improvable lot area of 3,727 square feet where a minimum of 5,800 square feet is required, where the subject property provides a front yard setback of 15 feet to Pemberton Street where a minimum front yard setback of 30 feet is required, where the subject property provides a building height of 2 stories where a maximum of 1 ½ stories is permitted. Mr. Jeffrey Jerman, applicant, and Mr. William Stevens, professional engineer and planner, credentials accepted and sworn in.

Exhibit A1: Affidavit of Common Ownership.

Exhibit A2: Buy/ Sell Letters: sent to adjoining properties, twice with and without meeting date-no response. Ms. Fazio and Mr. Reid verifies no one in audience as adjoining property owner interested.

Exhibit A3: House Plan

Exhibit A4: Site Plan

Exhibit A5: Aerial

Exhibit A6: picture board of neighborhood

Mr. Jerman this is an undersized lot, a little unusual, similar to some dog lots, 10,000 sq. ft., deficient in frontage, by definition less than 90 feet variance for height and stories, will be under 25 feet. Mr. Jerman asks Mr. Stevens did he view this site and prepare the exhibits presented, Mr. Stevens replies yes. Mr. Jerman please summarize the property, Mr. Stevens, aerial photo is from October 2021 (Ex. A5) center of map, north end of Pemberton and Englemere, lake is northeast, dog leg lot, 10,000 sq. ft. is there, 50' along Pemberton, construct 2 story single family dwelling, frontage along Englemere, access off paved road, MUA water, septic in rear. Mr. Jerman explain 50' frontage, Mr. Stevens 50' exists along Englemere, 150' along Pemberton, which is a paper street, unlikely to see improvements. Mr. Jerman property drops on Grinnell, really steep slope, Mr. Stevens exceptional topography, wetlands, environmentally constrained.

Mr. Jerman if ever improved significant money would need to be spent, Mr. Stevens- yes. Mr. Jerman any detriment with setback on corner, Mr. Stevens pulled back enough, site triangle maintained, no detriment, low traffic generator. Mr. Jerman the improvable lot are? Mr. Stevens due to unusual shape of lot, 5,800 sq. ft. required, 3,727 sq. ft. proposed, minimum 1st floor area 647 sq. ft. excludes garage area, livable area smaller because of garage. Mr. Jerman and the livable area? Mr. Stevens 2s tory, 1,492 square feet. Mr. Jerman the max height? Mr. Stevens the zone limits to 1.5 story, but would be a limited footprint but the 25' will be met. Mr. Jerman so would be the same if 1.5 stories, Mr. Stevens yes, correct. Mr. Jerman side and rear setbacks met, Mr. Stevens the side to the west and the rear setback- yes, Mr. Jerman the other is a front yard, Mr. Stevens yes on a paper street along Pemberton. Mr. Jerman describe homes in neighborhood, Mr. Stevens- 6 block study, mix of old and new 2 story homes, 33 homes- 18-1 story homes ranging from 754-1,940 square feet and 15-2 story homes ranging 1,577-2,722 square feet, the proposed home is 1,492 square foot, 3 bedroom 2 and a half bath, 1 car garage home, and fits into the neighborhood, not the smallest or the biggest. Mr. Jerman will this infringe on neighboring properties or the zone plan, Mr. Stevens no, referring to Ex. A6lot to left oversized lot, home setback. Mr. Jerman light, air and open space, Mr. Stevens meets intent. Mr. Jerman any other use for the property, Mr. Stevens zoned residential no other use, makes good planning sense. Mr. Jerman any detriment? Mr. Stevens makes good efforts to fit in neighborhood. Mr. Jerman any detriment to neighbors, Mr. Stevens-no. Mr. Jerman outside of acquiring land can anything be done, Mr. Stevens no only that would remove hardship, through buy/sell process. Mr. Jerman the frontage on the paper street makes home narrower, Mr. Stevens, yes 25' wide home any narrower and would make it not fit in neighborhood, a 10' wide home to meet the front yard setback. Mr. Jerman 25' house better fit, like shotgun home, Mr. Stevens right answer for this property. Ms. Fazio asks could the footprint be any further back, not utilizing the narrowest part of the property, create long driveway, Mr. Jerman replies the frontage would face the backyard, Mr. Stevens clarifies further west not back, all things possible. Ms. Fazio looking to be placed ideally, Mr. Jerman would create longer driveway, swapping septic with house, okay but not conforming with other homes in neighborhood. Ms. Fazio aesthetically better possibly, Mr. Jerman not necessarily but would swap, setback 90' not averse to that. Mr. Rohmeyer questions about stormwater, Mr. Stevens runs Englemere to north/northeast, would continue in same direction, drywells for roof run-off. Mr. Reid suggests continuing on about swapping the location of the home. Mr. Stevens-Board approved a 50' L shaped lot around a year ago, Mr. Reid same septic, Mr. Stevens- no. Mr. Dambroski the driveway would go around the septic, Mr. Stevens- yes. Ms. Fazio comments in regards to the configuration of the lot makes it 2 stories. Mr. Glen- who is responsible for the unimproved roadway, the owner? Mr. Stevens- the Town. Mr. Jerman states improved or unimproved same variances. Mr. Reid because of the 50' front, Mr. Stevens- yes, lot width, front, improvable lot area still remains, just a different house plan, building box rear house has to turn. Mr. Glen side yard setback be met, Mr. Jerman home would be in back of neighbor, plus water main and the Township responsible for the road, front on Englemere some 70-80' some backyard is liked by owners, still fits septic. Mr. Glen build streets in future, Mr. Jerman key map of this area indicates they won't, drop off to wetlands, Grinnell steep incline, nothing north of Grinnell, no houses, west of Grinnell never improved, issues coming from other properties, like Mr. Stevens stated just not an area that will be improved. Mr. Dambroski retention on this property, Mr. Jerman not on this lot, Mr. Dambroski drainage study, gated road, trench along property built, Mr. Stevens in the right of way on Pemberton, no change, Mr. Jerman no road being built, flows down to lake, Mr.

Dambroski points out trench built by Township, asks about effect on drywell, Mr. Stevens non because of topography. Mr. Dambroski if home 30' off road wouldn't be having this conversation, Mr. Jerman drainage not onto this property, Mr. Dambroski extra drainage to neighbors water has to go somewhere, Mr. Stevens northeast toward the lake. Mr. Rohmeyer drainage now versus later, Mr. Stevens northeast down into swale into Pemberton, property mimics, grade back, no neighbors impacted. Ms. Fazio moving back will help, Mr. Stevens doesn't change it. Mr. Rohmeyer any taking from neighbors will continue, Mr. Stevens-yes. Mr. Rohmeyer asks for drywell testimony, Mr. Stevens- for roof run off, recharge into ground, cubic feet met, storage of water, soils work for basement and septic. Mr. Jerman roof runoff decreased with drywell, Mr. Stevens mitigates increases in runoff. Mr. Dambroski with drywell maintenance-zero disclosure, Mr. Stevens collects only roof water- DEP- clean water, nothing presently scheduled, State does have best practices. Mr. Rohmeyer comments drywell pit part of variance, Zoning office required to oversee as a result. Mr. Reid good questions-only roof runoff, Mr. Stevens not just on variances all homes-best practices. Mr. Rohmeyer clean out on top exists- would be from yard drainage. Mr. Stevens yes yard drainage- silt and sediments, generally clean water. Mr. Rohmeyer encourages water to stay on property.

OPEN FOR QUESTIONS & COMMENTS FROM THE PUBLIC TO THE ENGINEER:

Adrian Torino-1308 Englemere- sworn in-if swapped where would utilities come from, Mr. Stevens water lateral from existing, Mr. Jerman said if Pemberton paved. Mr. Torino comments 3' trench dug killed trees, for 1" pipe runoff goes down Pemberton makes right onto Englemere, water would pool on corner lots. Mr. Rohmeyer notes private lot, only required to handle his own water, Township has to handle, common thing that happens with development. Mr. Torino comments the flow of water is down Pemberton and then a right onto Englemere, lives there, neighbor has to place bags of mulch on drive when it rains. Mr. Stevens- no change to intersection, intersection is raised. Mr. Torino above or below grade, Mr. Stevens house above grade, water heads northeast won't change what is going on there now, understands Pine Lake Park. Mr. Torino proposed house makes a bigger obstacle-go when it rains. Mr. Rohmeyer not filling entire lot. Mr. Torino elevation lower right now, Mr. Stevens-it's isn't. Ms. Fazio water not from this property but from others. Mr. Torino-correct, comes down Pemberton, right onto Englemere water still comes down. Mr. Dambroski- property definitely catches water, Englemere flooded. Ms. Fazio with changes from Township will it change with this development, Mr. Stevens no, we're not proposing to change it. Ms. Fazio will you leave trees; Mr. Stevens- tree save on northwest part of property. Mr. Torino code enforcement problem-trees removed next to me, Zoning Officer did nothing. Ms. Fazio- is a Zoning Officer concern. Mr. Reid go over elevations, Mr. Stevens 53.6 to 53.7 up to 54.10 and 53.07 to 53.5, understands some development may have caused problems but not from this, will not exacerbate. Mr. Reid clarifies this south to north and then east on Englemere, spot elevations that exist right now, water is not from property, development will not change water from south. Mr. Torino trench below the road into funnel, Mr. Reid no one disagrees but water comes from south not this particular property. Mr. Torino Township has tried but hasn't worked. Mr. Reid with spot elevations-not coming from this subject property, Ms. Fazio not catching any water, Mr. Stevens-no.

CLOSED FOR QUESTIONS & COMMENTS FROM THE PUBLIC.

Mr. Stevens comments this development will not increase negative effects of water to neighbors. Mr. Reid negative impact to adjacent and neighboring properties? Mr. Stevens- no. Mr. Jerman if we move back 70-80' still no impact? Mr. Stevens mimic existing topography, no matter where we place it. Ms. Brustman with the house back and septic forward- on dog leg? Variance to paper street? Mr. Stevens-yes. Mr. Jerman would save trees on dog leg portion. Ms. Brustman driveway would avoid septic, Mr. Stevens-yes. Ms. Fazio easier access to septic also. Mr. Rohmeyer move back would turn to face unimproved street and require new variance. Mr. Jerman 50x100 portion can't fit both house and septic. Mr. Stevens not good planning in back yard. Mr. Dambroski in back yard now, Mr. Stevens yes but still room for other amenities, actual frontage. Ms. Fazio where would septic be now, Mr. Stevens 10' off road, Ms. Fazio-90' back septic in front. Mr. Jerman comments 25' backyard so 80' better. Mr. Dambroski comments zone requires 26' rear yard setback. Ms. Fazio where in relation to neighbor, Mr. Stevens a 22' depth, 25' behind existing home. Ms. Fazio an impact to light, air, open space, Mr. Stevens doesn't change testimony, still need 15' front yard variance. Mr. Glen face toward Pemberton- 31' front setback, 90' back yard, Mr. Jerman only 100' deep, Mr. Glen sorry 40'. Ms. Brustman into tree preserve? Mr. Stevens into north corner face Pemberton, Mr. Glen no improve Pemberton, Mr. Stevens if Township wants to. Mr. Rohmeyer not aware Township wants to, standards and curbs, pretty large undertaking for one lot. Mr. Jerman comments creates more maintenance for Township and increases drainage, Mr. Glen help by pushing toward lake. Mr. Jerman underground pipe there, can't just leave trench, can't see advantage to paving toad, testimony provided, also 40' from neighbor. Mr. Glen comments you want to put a house on a 50' lot. Mr. Jerman comments owns dozens of 50' lots, I wait, I acquire property, pay taxes for 30 years. Ms. Fazio asks this property not housing any runoff from water, both Mr. Rohmeyer and Mr. Stevens confirm. Ms. Fazio runoff is from other locations, agrees Pine Lake Park does have a problem, but Mr. Jerman is here for this particular lot. Ms. Fazio the flooding issue should be addressed appropriate Township Department, not just on undersized lot variances. Mr. Dambroski any inquiry about the trench, Ms. Brustman not this lot, Mr. Dambroski obvious observation. Mr. Reid testimony from Mr. Torino about flow, Mr. Torino township graded road below. Ms. Brustman the Township, Mr. Torino-yes. Mr. Dambroski drainage issue observed, Mr. Torino-yes, neighbor's driveway higher-still goes down driveway. Ms. Brustman again not this lot whether developed or not. Mr. Dambroski impervious coverage, known drainage and corner problem- should be on Township. Mr. Jerman testimony provided. Mr. Dambroski 3' trench on opposite property, Mr. Jerman Township is trying, less coverage problem, less drainage than conforming lot. Mr. Reid clear concern from MR. Dambroski-this is the study the spot elevations, shows drainage patterns, each case-this particular property, this property isn't causing this problem, make sure to recognize testimony provided. Ms. Fazio clearly agrees there is issue but not here for that discussion. Mr. Dwyer no jurisdiction of drainage on street, plans show elevations, only the drywell, with front yard and grass never make it to the street, asphalt that allows drainage from driveway, if we change- more impervious coverage with paved street, all trees removed, bigger impact on environment. Ms. Brustman moving house back still need variances, testimony provided, rely on experts, and Mr. Torino's own testimony. Mr. Dambroski opines that for R10 zone and 75x100 variances approved are exacerbating issue.

OPEN FOR COMMENTS FROM THE PUBLIC

Lily Faust-1308 Englemere-sworn in- not engineer either, does not fit with character of neighborhood, 100x100 lots with trees, it's called Pine Lake Park-will have to change name, losing more and more trees, feels decision already made, 3' of my own property cleared by builder, Mr. Jerman sells with variance-doesn't build, only one tree left over son's bedroom, variance approved only 20' away from my property, grass grows terribly-not good, only property that catches is this one, bought property you can't build on not our problem. Ms. Fazio Board members do care, why we ask questions, very concerned, our hands are tied. Ms. Brustman comments we approve plans-not out job to police. Ms. Faust comments but should be taken into account. Mr. Reid history against undersized lots-2009-dozens since heard- Case law is clear-will overturn at Supreme Court, tax payer's money spent to fight and lost, not all "I" shaped lots, this is not a doesn't care-these are volunteers, need compelling reason to deny. Mr. Reid continues permits go to the Construction office, soil conservation district, goes to Zoning, the Construction Official, the Building Sub-Code Official, etc. Ms. Faust did speak with Building Department. Mr. Torino Mr. Stevens has been presenting for 20 years to the Board- takes 5 years to complete these changes. Ms. Faust questions only adjacent properties can buy/sell? Mr. Jerman that's what is required, Mr. Reid must mitigate relief, if offered, as if he had a variance approved. Mr. Reid further explains that say if denied, chance that property is deemed into inutility then Township has to buy the property. Mr. Dambroski lot 19 owned by Township, letter sent? Mr. Reid only to adjacent property owners, Ms. Fazio had applicant purchased would not need variance. Ms. Faust comments just seems empty, Ms. Brustman not pre-determined before coming in, listened to testimony, we live here, it's not personal. Ms. Faust-you're the members, the sounding Board. Ms. Fazio suggests the Township website for who to voice concerns, Ms. Brustman suggests township meetings.

CLOSED FOR COMMENTS FROM THE PUBLIC

Motion to Caucus by Ms. Brustman, seconded by Ms. Vaccaro. All in Favor.

For recording purposes, each member speaking will be designated by the following:

L. Fazio=LF, K. Vaccaro=KV, M. Dwyer=MD, H. Glen=HG, P. Dambroski=PD, S. Brustman=SB, R. Arace=RA, Chris Reid=CR and Mark Rohmeyer=MR.

MD-concern-improve paper street, doesn't make sense to move house, disturb twice as much. LF-Pemberton discussed.

SB-doesn't make a difference to the variance.

MR-variance due to shape of lot.

SB-if denied goes to next level-hands tied.

JD-known flood zone-15' on corner lot-could turn down.

MD-unimproved road though.

JD-how do we know.

SB-if Town improved you mean

MR-would improve properly.

JD-how much property required from lot-8' for sewers?

MR-all done in public right of way.

MD-house out of site triangle.

JD-15' too close.

MD-not improved road and if improved still out of site triangle-we've approved these-don't understand.
JD-setback is in half.
MD-meets site triangle.
MR-building envelope-skinny to wide-could be more conforming.
SB-more negative impact. LF- more trees taken
MD-trying to avoid this.
SB-making it worse. Moving it back doesn't help-doesn't make sense, make drainage worse if moved.
MD-also may be in line with neighbor.
LF-2 story versus 1.5 story.
SB-only enhances at 2 story.
CR-Township to vacate Pemberton?
SB-Grinnell also unimproved-only one block?
JD-effects values across the way.
CR-this is for this property only-vacant & wooded, Pemberton fronting lot 22.
HG-stipulate trees-ok build- next owner wants pool-clears trees- so doesn't matter.
SB-but not before us.
CR-to HG-this particular comment?
HG-idea to move and everyone says too much
CR-don't know future disturbance anyway-so revisit idea
SB-still has to improve Pemberton
HG- driveway onto gives appearance of larger property.
CR-alternatives must be reasonable. Mr. Jerman no problem switching house and septic, improve Pemberton may not be reasonable.
HG-much wider appearance/impression.
SB-unreasonable to ask.

Motion to close Caucus by Mr. Brustman, seconded by Mr. Dambroski. All in Favor.

Mr. Jerman-vacate right of way, would require assent from adjoining property owners-prevent development ever, in addition 25' more, don't see any advantage, house facing Pemberton not reasonable request, face simply because of 30' setback, use Pemberton as driveway, only if Board allows paper/gravel street to be used, alleviates front setback variance. Ms. Fazio with Pemberton and drainage don't want to create more. Mr. Rohmeyer keep drive on Englemere, Ms. Brustman also keeps trees. Ms. Fazio opines changing house and septic could cause more problems with drainage and would still require variances, cannot control trees.

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

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

2. Case 21-72 M. Sarama Builder
3174 Johnson Ave
Manchester, NJ

Block 1.114 Lot 1.01
1509 Fifth Avenue
Zone R10

Ms. Fazio reviews variance request to construct a two story single family dwelling where the subject property provides a lot frontage of 50 feet where a minimum frontage of 100 feet is required, where the provides an improvable lot area of 5,350 square feet where a minimum of 5,800 square feet is required. Mr. Peter Loffredo-applicant's attorney- property is located on northeast corner of 5th and Oakdale, one frontage is 175', two streets, other frontage is 50' in the R10 zone.

Motion to Recess by Mr. Dwyer seconded by Ms. Vaccaro. All in Favor. Motion to return @ 9:10pm by Ms. Brustman and seconded by Mr. Arace. All in Favor

JF Pierson, licensed land surveyor-sworn in and credentials accepted. Reviewing T&M letter Comments 1 through 6. Mr. Pierson existing drainage to remain, recharge from roof, can't gain any property, 12,500 sq. ft. on subject property, only 10,000 sq. ft. required. Mr. Loffredo other homes in the area, Mr. Pierson- all ranches. Mr. Loffredo applicant builds model homes, like ones on Beechmont and Parkview proto, markets home, applicant builds. Mr. Pierson refers to Comment #6 in regards to average crown grade needs to be for Fifth Avenue-okay. Mr. Loffredo will leave trees. Mr. Glen no outside entrance to basement, Mr. Loffredo-no. Mr. Rohmeyer variance needed due to nature of lot, no negative impact, Mr. Pierson-correct. Mr. Rohmeyer meets positive criteria, Mr. Pierson believes is improvement. Mr. Rohmeyer appropriate location, Mr. Pierson if moved would require other variances.

OPEN FOR QUESTIONS & COMMENTS FROM THE PUBLIC TO THE SURVEYOR:

Steve Williams-1508th- property to East- utilities like natural gas on Oakdale or 5th, Mr. Pierson off 5th, Mr. Williams over 100' away, Mr. Loffredo NJNG will extend. Mario Sarama-owner/builder-worn in. Mr. Loffredo where will gas be, Mr. Sarama based on application to gas company-they decide, water connection is right in front. Mr. Williams trench dug, street ripped up who will repair, also where will electric come from, Mr. Sarama overhead service. Mr. Williams comments there is a drainage issue on this corner, grade has been raised and that will need to be addressed. Mr. Loffredo that area will be undisturbed. Mr. Williams the driveway to 5th, any systems in place? Mr. Rohmeyer gutters installed for flow from east to west.

Mr. Jason Marciano-professional Engineer-East Coast Engineering-sworn in, credentials accepted. Mr. Marciano testifies flat slope to road, EAST TO WEST, SPOT ELEVATIONS, FLAT ON Oakdale, septic on front left, recharge trench, Township ordinance met with new increases was every 12' to 1, now every 6', runs from back right to front left, roof runoff collected.

OPEN FOR QUESTIONS & COMMENTS FROM THE PUBLIC:

Mr. Williams don't want to be that person, moved here specifically because that lot was vacant, house just going to be awful.

Melissa Williams-1508 5th- sworn in- came here for larger properties, looking for 100x100, lived in Brick where properties were small, 100x175-75 left undeveloped, bought for trees, should

have looked basement not trees, several wildlife, both husband and herself run Boy Scout troop, enjoys nature thoroughly, teaches son respect for environment.

Brian Minue-1517 5th-sworn in-letter to adjacent neighbors did not get, Mr. Reid not applicable for this lot. Ms. Fazio are you interested in this property? Mr. Minue-yes, for sale sign only there in a limited time, a little more than curious. Mr. Reid- you are lot 34, Board cannot speak for owner. Mr. Minue value increases if variance granted. Mr. Reid that is correct. Mr. Minue how far off property, Mr. Rohmeyer 10.25' from side yard, Mr. Minue any windows along that side? Ms. Fazio comments it is 2 stories, Mr. Minue comments none on this block, down on Parkview, changes the whole street. Ms. Williams comments they are all ranches.

CLOSED FOR QUESTIONS & COMMENTS FROM THE PUBLIC.

Mr. Dwyer suggests maybe they would like to discuss outside, Mr. Minue-sure, Mr. Loffredo states property was purchased for \$175K, plus all engineering fees paid, Mr. Reid that would make north of \$200K.

Mr. Glen trees to remain? Mr. Marciano roughly 40' to corner, Mr. Glen and the rear of the property, Mr. Marciano not really, drywell system there so no roots. Mr. Glen and the height, Mr. Marciano no height variance, Mr. Rohmeyer incorrectly wrote this in review. Mr. Marciano 12,500 sq. ft. all setbacks met. Ms. Brustman-50' frontage and improvable area? Mr. Marciano yes correct two frontages, permitted otherwise. Mr. Loffredo noted with the * on the zoning schedule in review letter. Mr. Dwyer conform to tree ordinance-tree planting detail plan. Mr. Rohmeyer no trees required to be planted. Mr. Dwyer clarifies side toward lot 34 that side with no windows. Mr. Loffredo there are none.

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

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

Adjournment: The meeting was adjourned at 9:50 p.m. on motion by Ms. Brustman and seconded by Ms. Vaccaro. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary