

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, March 24, 2022**

**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 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, W. Cook, M. Dwyer, P. Dambroski, R. Arace
Members Absent: H. Glen, T. Umlauf, S. Brustman, S. Galbreath

Also Present: C. Reid, Board Attorney, Mark Rohmeyer, Board Engineer
Motion to excuse Tim Umlauf made by Mr. Cook and seconded by Mr.
Arace. Roll Call: All in Favor.

Administrative Session:

Approval of Minutes: February 24th meeting

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

Roll Call: Mr. Cook-yes, Mr. Dwyer-yes, Mr. Dambroski-yes, Mr. Arace-yes, Ms. Fazio-yes.

Payment of Bills:

Invoice 1395 for Cafarelli & Reid, LLC in the amount of \$256.00 for Case 2173

Invoice 1393 for Cafarelli & Reid, LLC in the amount of \$336.00 for Case 2175

Invoice 1394 for Cafarelli & Reid, LLC in the amount of \$992.00 for Case 22-01

MTZB R7740 Inv.# SE419801 for T & M Associates in the amount of \$752.75 for Case 2176

MTZB R7720 Inv.#SE419799 for T&M Associates in the amount of \$330.00 for Case 2174

MTZB R7730 Inv.#SE419800 for T&M Associates in the amount of \$678.75 for Case 2175

Invoice VP419798 for T&M Associates in the amount of \$3,980.75 for Case 2039

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

Roll Call: Mr. Cook-yes, Mr. Dwyer-yes, Mr. Dambroski-yes, Mr. Arace-yes, Ms. Fazio-yes.

Correspondence: none at this time.

Professional Reports: None at this time.

MEMORIALIZATIONS:

Memorialization of variance to construct an accessory structure (shed) with a height of 15.3 feet where 12 feet is permitted. Applicant: Thomas & Carla Coleman Block 99.236 Lot 9 1361 New Brunswick Avenue. Approved at the February 24, 2022 meeting. Case 2173

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

Roll Call: Mr. Cook-yes, Mr. Dwyer-yes, Mr. Dambroski-yes, Mr. Arace-yes, Ms. Fazio-yes.

Memorialization of variance relief from Section 245-81 of the Manchester Code that requires 195 feet of paved frontage along a public road where both Coolidge Avenue and Chester Avenue to the full extent of their frontage along the subject property are unimproved, paper roads, the Applicant is proposing fifty feet of paved frontage along Coolidge Avenue. Applicant: Schuller Destin Block 99.79 Lot 2 1951 Coolidge Avenue. Approved at the February 24, 2022 meeting. Case ZB22-01

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

Roll Call: Mr. Cook-yes, Mr. Dwyer-yes, Mr. Dambroski-yes, Mr. Arace-yes, Ms. Fazio-yes.

Memorialization of variance to construct a detached garage and blacktop driveway, where an accessory side yard setback of 25 is required, whereas 15 feet is proposed to the garage and where a maximum accessory building (accumulative) coverage of 1,000sf is permitted, whereas 1,680sf is proposed by the 1,200sf garage and the associated 480sf covered porch. Applicant: Brian Gordon Block 99.239 Lot 4 1320 Tuckerton Avenue Approved at the February 24, 2022 meeting. Case 2175

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

Roll Call: Mr. Cook-yes, Mr. Dwyer-yes, Mr. Dambroski-yes, Mr. Arace-yes, Ms. Fazio-yes.

APPLICATIONS:

- | | | |
|---------------|--------------------|----------------------|
| 1. Case 21-76 | Lisa Jerman | Block 1.75 Lot 36.01 |
| | 814 River Avenue | Fourth Avenue |
| | Point Pleasant, NJ | Zone R10 |

Ms. Fazio reviews variance request for relief to construct a single family dwelling on a lot having an area of 7,500 square feet where 10,000 square feet is required, lot frontage of 75 feet where 100 feet is required, lot width of 75 feet where 100 feet is required and improvable lot area of 4,225 square feet where 5,800 square feet is required. Ms. Lisa Jerman, owner and applicant and Mr. Bill Stevens, Professional Engineer & Planner sworn in. Mr. Stevens credentials accepted. Ms. Jerman presents the following for exhibits: A1: Affidavit of ownership. A2: 3 adjacent lot owners buy/sell letters sent both certified and regular mail, no response from two, Mr. Jerman-not interested. Ms. Fazio verifies and exhaust buy/sell letters with public in attendance. A3: aerial of property Oct. 2021/Feb. 2022. Ms. Jerman asks Mr. Stevens if he is the one to prepare the exhibit/variance, Mr. Stevens-yes. Ms. Jerman asks Mr. Stevens to summarize, Mr. Stevens- typical isolated undersized lot, north side of 4th Avenue, vacant and wooded, in r10 zone, variances needed are for lot area,

lot frontage, lot width, and minimum improvable lot area, 1 and half story home, centered on lot, single car garage, single car driveway, municipal water, septic in front, graded around home, in left rear-drywell and berm. Ms. Jerman is the lot area sufficient for 3 bedrooms 2 and a half bath home, Mr. Stevens-yes. Ms. Jerman width and frontage sufficient- Mr. Stevens-yes. Ms. Jerman as proposed, Mr. Stevens yes meets bulk requirements, meets light, air and open space, Ms. Jerman setbacks met, Mr. Stevens-yes. Ms. Jerman and without a variance what would happen to the property, Mr. Stevens zoned into inutility, residential use only not other use. Ms. Jerman any detriment to neighbors, zone plan or master plan, Mr. Stevens meets ordinance, compliant home, fits character of neighborhood. Ms. Jerman area map-1 and 2 story homes, Mr. Stevens- 9 block analysis, 79 homes, 57- 1 story, 22-2 story, ranging 630sq. ft. to 2,538 sq. ft.- proposed home 1,800 sq. ft., 3 bedrooms, 2 and a half bathrooms, 1 car garage, fits into character of neighborhood. Mr. Jerman and the elevations? Mr. Stevens- modified cape, 1 and half story, very fitting. Ms. Jerman similar to other 75x100 variances granted and complies, Mr. Stevens-yes. Ms. Jerman any violation of light, air and open space, Mr. Stevens- no. Ms. Jerman other than acquiring land any other way to mitigate need for variance, Mr. Stevens- no. Ms. Jerman new house increases value of neighborhood, Mr. Stevens- newer homes definitely make it more attractive. Ms. Jerman any negative impacts, Mr. Stevens- no. Ms. Jerman 5 other homes on the road, Mr. Stevens- yes configuration same as most of Pine Lake Park area. Ms. Jerman any reason not to improve, Mr. Stevens- no.

Mr. Cook from previous variance what is difference between the two architecturally, Ms. Jerman right side garage versus left side garage. Mr. Dambroski what is your relationship to adjacent property owner, Ms. Jerman to Mr. Reid what is the relevance. Ms. Fazio comments not willing to sell. Mr. Jerman, adjacent property owner, she is my wife. Ms. Jerman replies his wife. Mr. Dambroski how is this building under hardship, Ms. Fazio clarifies hardship, Ms. Jerman comments not relevant, Mr. Reid- she did answer. Mr. Dambroski how many two undersized next to each other, Mr. Stevens I don't know. Ms. Fazio believe there may be members of the public that may know. Mr. Dambroski-no negative impact? Mr. Stevens in this case-no, only five homes on the block, will look same as other blocks.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENTS:

Mr. Jerman-yes a few homes built side by side, no negative impact because it has to pass for engineering and building review.

CLOSED TO THE PUBLIC FOR QUESTIONS & COMMENTS.

Mr. Rohmeyer comments in regards to concern for crowding, maintain open space with side yard setbacks, roof into drywells, overflow to street and berm added. Mr. Cook meets tree ordinance- Mr. Stevens-yes. Mr. Dwyer any older trees, Mr. Stevens yes, large pine in left corner. Ms. Jerman clearly no detriment, fits nicely, positive met, meets all setbacks, variance for isolated lot with reasonable conditions. Ms. Fazio reviews 1,800sq. ft. 3 bedroom, 2 and a half bath home, engineering questions answered. Mr. Cook comments architecturally the same-doesn't fit. Mr. Dambroski will stand out, Mr. Cook almost like row houses. Mr. Rohmeyer comments space is sufficient between buildings and meets setbacks. Mr. Dwyer and Mr. Cook both comment very similar homes. Mr. Cook windows same, garage same, just opposite. Mr. Cook maybe dismiss

without prejudice. Mr. Reid suggests maybe different plans, has to be reasonable conditions. Ms. Fazio-can condition.

MOTION TO CAUCUS made by Mr. Cook seconded by Mr. Dwyer. Roll Call-All in Favor.

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

L. Fazio=LF, W. Cook= WC, M. Dwyer=MD, P. Dambroski=PD, R. Arace=RA, Chris Reid=CR and Mark Rohmeyer=MR, Erin Mathioudakis= EM.

MD- can stipulate.

LF-shouldn't have been asked from beginning.

BC-totally different architecture, thinks flipping is different

MD-flipped, change colors, different façade, brick, stone, etc., several developed like this, don't agree row house-even row houses look different.

LF-it's a cape

PD-story and a half home-two undersized homes on two undersized lots-could go through all homes.

MD-garage flipped makes it different, switching bottom half of home

LF-township ordinance is met

PD-don't know what it says about two undersized next to each other, flooding will get worse

MR-stormwater met, water in street not applicant's responsibility

PD-whose?

MR- the Township's

PD-and we are representing the Township

CR-developed vacant flat lot, re-charged to lot

RA-have vegetation studies be done about what water is absorbed?

CR-improvement to drainage

MR-façade reasonable condition

On the record: Mr. Reid- recognize history of cases, Township ordinance met, two Engineers agree, improved grading, no light, air and open space issues. Appeal normally not successful to the Town.

BC-your opinion, doesn't meet character of neighborhood, reason to say no

CR-change architecture, why in front of Supreme Court, exhaust at the Board level, zone inutility-cost to Town.

LF-on architecture-what condition?

B-both center entrance-just flipped, both aluminum siding, large bay window perhaps, side entrance versus center, that's why suggested without prejudice.

LF-very valid.

CR-not suggest dismissal but rather carry, other plans that might work, makes more sense to carry with request with new architecture.

LF-individually looked at.

PD-ordinance needs to be re-done, lots are manipulated, lots of flooding.

RA- 30 year residents are saying this.

MD-lots are greater than 30 years old.

CR- palatable one and half story cape ordinance.

RA-who re-assesses?

CR- governing body.

RA- can we make that request

BC- several issues need to be addressed

LF- change architecture-want to see this-our oath is not about denying based on water.

CR-hard rain- can't go quickly into ground-but with roofs then re-charge.

MOTION TO CLOSE CAUCUS made by Mr. Cook seconded by Mr. Dwyer. Roll Call-All in Favor.

Ms. Jerman after submitting did design new house, can give you new changes quickly. Mr. Reid- briefly. Ms. Jerman agrees with about this, double into single, really big peak, split two windows, home looks considerably different, overhang up and over entire porch. Mr. Cook open to lower portion with stone? Ms. Jerman totally okay with that, horizontal versus vertical siding, Mr. Cook-minor things. Ms. Jerman makes a major difference, slight changes-windows, siding, porches, surprised no look alike ordinance, Mr. Cook-no. Mr. Cook okay to carry. Ms. Fazio requests motion to carry with new architectural plans, Ms. Jerman clarifies architectural elevations.

MOTION to CARRY made by Mr. Cook seconded by Mr. Dwyer. Roll Call- All in Favor. Mr. Reid- no further notice-carried to April 28th.

2. Case ZB22-02	Christopher Merwin	Block 99.84 Lot 2
	1960 New York Avenue	1960 New York Avenue
	Manchester, NJ	Zone WTR40

Ms. Fazio reviews variance to construct a 1,200 square foot and 16'4" tall garage to rear of the property and extend the existing stone driveway to the proposed garage where a maximum height of an accessory garage is 16' and 16.33' is proposed and a maximum square footage of an accessory garage is 1,00 square feet where 1,200 square feet is proposed, where driveway material shall be constructed of either 2" thick bituminous material on compacted 4" gravel or 6" NJDOT Class B concrete with wire mesh where extending the existing stone driveway is proposed, where all driveways shall be provided with a driveway apron, where the existing stone driveway does not provide a driveway apron. Christopher Merwin-1960 New York Avenue-sworn in. Mr. Merwin reviews plot plan-2 sheds have been demoed, 3 bay garage, patio furniture/storage, tinkers with cars, automotive lift-height needed because of lift. Ms. Fazio- no commercial, Mr. Merwin- no. Mr. Cook anyone's cars, Mr. Merwin no my own only, PSEG utility mechanic not much time. Ms. Fazio electric and heat? Mr. Merwin electric, code says electric heat only. Mr. Cook gutters, Mr. Merwin yes, 1 and half foot stone apron around building, really sandy soil, with downspouts. Ms. Fazio square footage of existing shed, Mr. Merwin not sure, still have storage unit with our stuff since 2018. Ms. Fazio stone driveway? Mr. Merwin 80's built with stone, helps promote drainage with stone. Mr. Rohmeyer how deep, Mr. Merwin 4 to 6 inches. Mr. Cook the width, Mr. Merwin taper then 40 feet at building. Mr. Rohmeyer submitted to Zoning Officer-Mr. Merwin-yes. Mr. Rohmeyer 16'3 to accommodate lift, Mr. Merwin-yes. Mr. Rohmeyer comments limited to 1,00 square feet, needs 1,200. Mr. Rohmeyer no issues with neighbors, Mr. Merwin-no. Mr. Rohmeyer will it match the house, Mr.

Merwin-it will be black and white. Mr. Cook apron around, Mr. Merwin yes one to one and a half foot wide, Mr. Cook- depth, Mr. Merwin 3-4 inches. Mr. Cook cupola with side vent, Mr. Merwin yes more decorative. Mr. Cook side louvers? Mr. Merwin-okay.

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

Ms. Fazio-height is for auto lift, 2 shed removed, match home, 4-6" deep on driveway. Mr. Reid cupola condition? Mr. Cook-remove. Mr. Merwin more decorative-ridge vent. Mr. Reid cupola condition is to remove. Mr. Cook remove cupola, mean height. Mr. Cook no habitable space, no commercial, no flammable materials, downspouts and gutters, 18"x 4" deep around building, 4-6" deep stone driveway.

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

Roll Call: Mr. Cook=yes, Mr. Dwyer=yes, Mr. Dambroski- yes, Mr. Arace=yes, Ms. Fazio=yes.

General Topic of Discussion:

Annual Report in April.

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

L. Fazio=LF, W. Cook= WC, M. Dwyer=MD, P. Dambroski=PD, R. Arace=RA, Chris Reid=CR and Mark Rohmeyer=MR, Erin Mathioudakis= EM.

PD- ordinance address: undersized lots and pole barns.

LF-did speak with Pasquale- can condition at this level.

CR-architectural compatible can be added.

MD- no look alike suggestion-good idea.

EM-2021 report has to support this suggestion?

CR-warehouse major issue.

RA-engineer negative effect on flooding what can be done?

BC-really engineering issue.

RA-needs assessment.

LF-Board does a good job with stipulation but should look at it.

RA-residents with frozen water in rear yard.

CR- not just here flooding issue, 60 minutes special- Alabama.

PD-light pollution issue with sun, doesn't hit houses until 5-6pm because jamming houses, zero disclosure on drywell, want pool in rear yard-can't.

CR-digs out drywell and never re-locates, flood out neighbors.

Adjournment: The meeting was adjourned at 7:51 p.m. on motion by Mr. Cook and seconded by Mr. Dwyer. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary