

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, November 17th, 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 6:36 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, M. Dwyer, H. Glen, P. Dambroski, T. Umlauf, S. Galbreath, R. Arace
Members Absent: W. Cook, S. Brustman

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

Administrative Session:

Approval of Minutes: October 27, 2022 meeting

Motion to Approve by M. Dwyer seconded by T. Umlauf.

Roll Call: M. Dwyer-yes, T. Umlauf-yes, H. Glen-yes, P. Dambroski-yes, R. Arace-yes, L. Fazio-yes.

Payment of Bills:

MTZB-R7850 for T&M Associates in the amount of \$1,378.75 for Case ZB22-10.

MTZB-R7860 for T&M Associates in the amount of \$522.50 for Case ZB22-12.

MTZB-R7830 for T&M Associates in the amount of \$123.75 for Case ZB22-09.

MTZB-R7810 for T&M Associates in the amount of \$123.75 for Case ZB22-07.

Motion to approve made by M. Dwyer and seconded by T. Umlauf.

Roll Call: M. Dwyer-yes, T. Umlauf-yes, H. Glen-yes, P. Dambroski-yes, S. Galbreath-yes, R. Arace-yes, L. Fazio-yes.

Correspondence: Mr. Reid reviews email received from applicant's attorney for Case 22-12 Walter & Kelleen Sheppard requesting to carry and waive time.

Motion to carry made by M. Dwyer and seconded by T. Umlauf.

Roll Call: All in Favor.

Professional Reports: none.

Memorialization:

Memorialization of a variance relief to permit the first floor elevation of the foundation and structure to exceed the maximum allowable elevation, where a maximum elevation of 4' above

the average crown of the frontage roadway is allowed and 4.46' is proposed. Applicant: Anthony Carrington Block 1.124 Lot 38.01 2109 Sixth Avenue. Approved at the October 27, 2022 meeting. Case ZB22-13.

Motion to approve made by M. Dwyer and seconded by T. Umlauf.

Roll Call: M. Dwyer-yes, T. Umlauf-yes, H. Glen-yes, P. Dambroski-yes, R. Arace-yes, L. Fazio-yes.

APPLICATIONS:

1. Case 22-11	Gregg Hennings	Block 99.101 Lot 1
	1880 Elizabeth Avenue	1880 Elizabeth Avenue
	Manchester, NJ	Zone WTR40

Ms. Fazio reviews variance request for the height of a fence in a front yard to permit a six-foot fence where four- feet is allowed. Gregg hennings-1880 Elizabeth- sworn in. Mr. Hennings fence installed because there is an individual with some issues and leaving syringes. Ms. Fazio so this is for safety and privacy, Mr. Hennings- correct. Mr. Rohmeyer location not in site triangle, house & Coolidge considered. Mr. Hennings wood dog ear pressure treated. Mr. Rohmeyer already installed, Mr. Hennings- yes. Mr. Rohmeyer- permit obtained. Mr. Hennings no thought zoning would change from 4 feet to 6 feet. Mr. Reid who said this, Mr. Hennings someone in zoning. Ms. Fazio change was to rear yard. Mr. Reid to Ms. Mathioudakis have you heard this? Ms. Mathioudakis no I have not. Mr. Rohmeyer you sketched this- Mr. Hennings- yes. Mr. Rohmeyer on the property line, Mr. Hennings no about 10 feet from the street. Mr. Rohmeyer- Board can specify location. Mr. Hennings about 80 feet from the house. Mr. Rohmeyer reviews survey. Mr. Umlauf comments survey shows 92.3, Mr. Rohmeyer survey not to scale, subtract 80 feet, 12.3 feet off Coolidge Avenue. Mr. Rohmeyer any negative impact, Mr. Hennings no, all neighbors thankful. Mr. Rohmeyer any other fences? Mr. Hennings quite a few in the neighborhood, hope to resolve before selling. Mr. Glen fence goes all the way around, Mr. Hennings- no. Mr. Glen no rear or side yard fence, Mr. Hennings 4-foot wire fence and chain link, wood only two sides, Mr. Glen not on survey, Mr. Hennings should be on there, green deer fence. Mr. Umlauf 4 feet? Mr. Hennings- yes. Mr. Dambroski not chain link, Mr. Hennings- no. Mr. Dambroski vinyl, wood and deer fence, Mr. Hennings yes. Mr. Reid where is the trouble, Mr. Hennings along Coolidge Avenue side-comes and goes. Mr. Reid purchased in August 2019, Mr. Hennings- correct, Mr. Reid and now selling, Mr. Hennings- yes. Mr. Reid reviews survey for locations of fences, 4-foot deer fence, Mr. Hennings-pretty sturdy, Mr. Reid hardship & statutes? Mr. Reid claims to keep deer out, no connecting fence and 4-foot fencing. Mr. Hennings- PVC on opposite side- 6 foot solid. Mr. Umlauf on right side goes over property line, Mr. Hennings stops at property line. Mr. Umlauf neighbor's chain link open in their yard, Mr. Hennings stops at post, 4-foot chain link all the way around. Mr. Umlauf so there is a gap, Mr. Hennings- no the deer fence connects. Mr. Rohmeyer 12.3' plus 10' to pavement, corner lot, somewhat unique, push back to 92.3' and limit his yard. Mr. Dambroski even moved still need variance, any gates, Mr. Hennings- yes. Mr. Dambroski the above ground pool, Mr. Hennings- removed pool, previous seller had to add fence. Mr. Rohmeyer anything else, Mr. Hennings shed and deck being removed. Mr. Umlauf would need permit, Mr. Hennings- yes. Mr. Dambroski not

in site triangle, Mr. Rohmeyer- correct. Mr. Reid fits into character of neighborhood, Mr. Hennings- yes several have, any detriment, no, damage to zone plan, no, more benefits than detriments, yes.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENT. Hearing none. CLOSED TO THE PUBLIC FOR QUESTIONS OR COMMENT.

Ms. Fazio- needs new survey, Mr. Umlauf agrees. Mr. Reid understand this condition, Mr. Hennings very costly, Mr. Rohmeyer not necessarily, Mr. Reid otherwise remove fence. Mr. Rohmeyer add 1' discrepancy.

Motion to approve with conditions made by M. Dwyer and seconded by P. Dambroski. Conditions are 11' & new survey, permit for 4' deer fence, permit to remove pool, deck and shed, Mr. Reid how long to obtain survey, Mr. Hennings- right away, Mr. Reid March 1st deadline in resolution.

Roll Call: M. Dwyer-yes, P. Dambroski- yes, H. Glen- no, T. Umlauf- yes, S. Galbreath- yes, R. Arace- yes, L. Fazio- yes.

2. Case 22-14	Yitzchale & Miriam Stein	Block 21 Lot 621.02
	1 Morgan Court	1 Morgan Court
	Manchester, NJ	Zone R20

Ms. Fazio reviews variance request for the height of a fence in a front yard to permit a six-foot fence where four- feet is allowed. Yitzhok Stein- 1 Morgan Court- sworn in. Ms. Fazio this fence is for safety of children? Mr. Stein proximity to street, provide greater safety for our children. Mr. Rohmeyer- corner lot along Wilbur Avenue, out of site triangle. Mr. Rohmeyer for safety and privacy, Mr. Stein-yes. Mr. Rohmeyer type of fence- Mr. Stein- vinyl, Mr. Rohmeyer 6 feet? Mr. Stein- yes, clarify that builder got approval, we switched builders and got violation. Mr. Rohmeyer no negative impact, Mr. Stein- correct. Mr. Rohmeyer how far setback? Mr. Stein 30 feet from property line. Mr. Rohmeyer comments 30' from property line plus 17' from pavement. Mr. Dwyer meets front yard setback, Mr. Rohmeyer yes 30' front yard setback, house could have been built up to that point and fence would be conforming. Mr. Umlauf house to setback line, Mr. Rohmeyer-yes. Mr. Dambroski no permit pulled, Mr. Stein my understanding- no. Mr. Umlauf plot plan from builder indicates what was approved, Mr. Stein after construction updated survey. Mr. Rohmeyer everything on survey, Mr. Stein- yes. Mr. Umlauf house on lot 621.03, Mr. Stein- yes. Mr. Umlauf fence continues down? Mr. Stein back line is the neighbors. Mr. Umlauf is there a fence between the homes, Mr. Stein- yes. Mr. Dwyer back is neighbor's? Mr. Stein- yes. Mr. Dambroski house faces Wilbur, Mr. Stein- yes. Mr. Dwyer house doesn't come up to front yard setback that line. Mr. Glen driveway side fence, Mr. Stein- yes. Mr. Dambroski Morgan Court is a cul-de-sac. Ms. Miriam Stein-1 Morgan Court- sworn in. Ms. Stein fence, gate, on property line, survey company said didn't need that fence on survey. Mr. Rohmeyer back is fully enclosed, Ms. Stein- yes. Mr. Dambroski what day did you close on the property? Mr. Stein February 2022. Mr. Umlauf when was the house completed, Mr. Stein February 2022. Mr. Umlauf survey is from 2021, shows installed, Mr. Stein our fence when it happened. Ms. Fazio I think this needs an updated survey. Mr. Reid agreeable to show all

conditions. Mr. Dwyer were permits pulled? Mr. Dambroski- it's neighbor's fence. Mr. Dambroski who installed the fence, Mr. Stein Best Fence. Mr. Umlauf is there a permit for the side yard and across? Mr. Stein- I'm not sure.

Ex. A1: updated survey- Miriam Stein drew in all fencing, Board reviews.

Ms. Stein reviews neighbor behind has pool-their fence, side with gate and front yard fence along Wilbur and side fence.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENT. Hearing none. CLOSED TO THE PUBLIC FOR QUESTIONS OR COMMENT.

Mr. Reid 30' now about 40' from pavement- move fence?

Mr. Stein you mean closer to Wilbur. Mr. Glen would complicate with neighbor. Mr. Stein would have to add fence. Mr. Reid- updated survey and pull permits.

Motion to approve with conditions made by M. Dwyer and seconded by T. Umlauf.

Roll Call: M. Dwyer-yes, T. Umlauf-yes, H. Glen-yes, P. Dambroski-yes, S. Galbreath-yes, R. Arace-yes, L. Fazio-yes.

Adjournment: The meeting was adjourned at 7:26 p.m. on motion by Mr. Dwyer and seconded by Mr. Umlauf. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary