

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, October 27th, 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 6:30 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, H. Glen, P. Dambroski, T. Umlauf, R. Arace
Members Absent: S. Galbreath, S. Brustman
Also Present: C. Reid, Board Attorney and M. Rohmeyer, Board Engineer

Administrative Session:

Approval of Minutes: September 22, 2022 meeting

Motion to Approve by W. Cook seconded by M. Dwyer.

Roll Call: W. Cook-yes, M. Dwyer, R. Arace- yes, L. Fazio-yes.

Payment of Bills:

MTZB-R7840 for T&M Associates in the amount of \$350.25 for Case ZB22-11.

MTZB-R7470 for T&M Associates in the amount of \$82.50 for Case ZB20-46.

MTZB-R7790 for T&M Associates in the amount of \$41.25 for Case ZB22-05.

MTZB-R7800 for T&M Associates in the amount of \$866.25 for Case ZB22-06.

MTZB-R7820 for T&M Associates in the amount of \$123.75 for Case ZB22-08.

MTZB-R7810 for T&M Associates in the amount of \$82.50 for Case ZB22-07.

MTZB-R7850 for T&M Associates in the amount of \$1,857.50 for Case ZB22-10.

Mr. Glen inquires about 28091 and the location- US Homes, LLC, Mr. Rohmeyer states it was incomplete and still in review, Mr. Glen yes but it's in Whiting, Ms. Mathioudakis- yes.

Mr. Cook notes that 28083 needs to be billed to the Township rather than the Zoning Board.

Motion to Approve with changes made by W. Cook and seconded by M. Dwyer.

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

Correspondence: Mr. Reid reviews email received from applicant's attorney for Case 22-07 Mr. & Mrs. Briggs requesting to carry and waive time.

Motion to carry made by W. Cook and seconded by M. Dwyer.

Roll Call: All in Favor.

Professional Reports: none.

MEMORIALIZATIONS:

Memorialization of variance 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. Applicant proposes to construct a semi-improved street and seeks waivers for curb and sidewalk. Applicant: Jeffrey Jerman Block: 1.326 Lots 29, 30, 31 Monmouth Avenue. Approved at the September 22, 2022 meeting. Case ZB22-09.

Motion to approve made by W. Cook and seconded by M. Dwyer.

Roll Call: W. Cook- yes, M. Dwyer- yes, L. Fazio- yes.

APPLICATIONS:

- | | | |
|---------------|--------------------|-----------------------|
| 1. Case 22-13 | Anthony Carrington | Block 1.124 Lot 38.01 |
| | 2109 Sixth Avenue | 2109 Sixth Avenue |
| | Manchester, NJ | Zone R10 |

Ms. Fazio reviews a variance request 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. Mr. Steuerman, attorney for applicant. Mr. Anthony Carrington-owner-2109 Sixth Avenue-sworn in. Mr. Steuerman partially completed foundation seeking variance for .46 or two foundation blocks. Mr. Steuerman asks if Mr. Carrington owns the property, is it vacant and if he is constructing the house. Mr. Carrington replies yes to all. Mr. Steuerman can you provide some history? Mr. Carrington lot was vacant with trees, removed trees, got permits and after building foundation realized too tall. Mr. Steuerman so rather than go backwards you decided to request the variance, Mr. Carrington yes. Mr. Steuerman no height variance required and not in flood zone, Mr. Carrington- correct. Mr. Steuerman any detriment to neighbors or zone plan, Mr. Carrington, no. Mr. Steuerman do you believe it advances zoning, Mr. Carrington- yes. Mr. Rohmeyer summarizes T&M review letter. Mr. Rohmeyer asks if other homes have same elevation on the block, Mr. Carrington-yes. Mr. Rohmeyer comments grading appears good, no issue if raised, little less than 1/2". Mr. Cook how did this happen? Mr. Carrington high water table, distance on basement floor. Mr. Cook how high, Mr. Carrington soil testing done, Mr. Cook recall more than 2'? Mr. Carrington- yes. Mr. Rohmeyer how tall is basement, Mr. Carrington- 5 feet. Mr. Rohmeyer architectural plans? Mr. Steuerman- yes. Ex. A1- architectural plans. Mr. Reid what are these and who made them? Mr. Carrington-building plans and Rob Darden. Mr. Cook what was submitted to Construction Department? Mr. Carrington yes but these have been updated. Mr. Cook has a permit to start? Mr. Carrington- yes. Mr. Reid fully compliant at first in zoning and building. Ms. Mathioudakis- yes, submitted, approved and at foundation location survey job was stopped because of the .46". Mr. Rohmeyer this is an as built survey here. Mr. Glen concern with grading. Mr. Rohmeyer- lot fairly flat, could condition. Mr. Reid any issues would be caught at the engineering level at the end. Mr. Rohmeyer first floor elevated not the grading. Mr. Cook

drywells? Mr. Carrington yes in the plans. Mr. Umlauf error came in the field or the mason? Mr. Carrington originally the mason, stopped it as soon as I realized. Mr. Umlauf concrete or block? Mr. Carrington- block. Mr. Umlauf maintain existing grade despite raising and under overall height, Mr. Carrington- yes. Mr. Rohmeyer maximum height is 35', this is 28' two story. Mr. Carrington- correct.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENT.

Juan Leonardo-162 Arnold, neighbor at 2108 7th, no problem with any of it, dirt pushing over his fence. Mr. Carrington will remedy. Ms. Fazio please remove. Mr. Cook repair fence if damaged, Mr. Carrington- yes. Ms. Fazio comments good neighbors, Mr. Carrington- yes all of them.

CLOSED TO THE PUBLIC FOR QUESTIONS OR COMMENT.

Ms. Fazio reviews height, grading/drainage, and all debris removed. Mr. Steuerman silt fence installed. Ms. Fazio comments don't want messy builders. Mr. Reid aware of dirt, Mr. Carrington- yes, will fix. Mr. Steuerman good intentions-trying to be up front.

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

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

Adjournment: The meeting was adjourned at 7:01 p.m. on motion by Ms. Brustman and seconded by Mr. Cook. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary