

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, January 26, 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 6:43 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, S. Galbreath, K. Vaccaro, D. Tedeschi, G. Georgiano
Members Absent: H. Glen

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

Administrative Session:

Payment of Bills:

MTZB-R7980 for T&M Associates in the amount of \$666.00 for Case ZB22-24.
MTZB-R7950 for T&M Associates in the amount of \$341.25 for Case ZB22-21.
MTZB-R7880 for T&M Associates in the amount of \$123.75 for Case ZB22-14.
MTZB-R7840 for T&M Associates in the amount of \$123.75 for Case ZB22-11.
MTZB-R7850 for T&M Associates in the amount of \$1,893.50 for Case ZB22-10.
MTZB-R7750 for T&M Associates in the amount of \$271.75 for Case ZB22-01.
MTZB-R7860 for T&M Associates in the amount of \$41.91 for Case ZB22-12.
MTZB-R7890 for T&M Associates in the amount of \$572.00 for Case ZB22-15.
MTZB-R7900 for T&M Associates in the amount of \$572.00 for Case ZB22-16.
MTZB-R7920 for T&M Associates in the amount of \$485.00 for Case ZB22-18.
MTZB-R7970 for T&M Associates in the amount of \$740.00 for Case ZB22-23.
MTZB-R7940 for T&M Associates in the amount of \$398.75 for Case ZB22-20.
MTZB-R7930 for T&M Associates in the amount of \$341.25 for Case ZB22-19.

Motion to Approve by: W. Cook seconded by K. Vaccaro.

Roll Call: W. Cook- yes, K. Vaccaro- yes, M. Dwyer- yes, P. Dambroski- yes, S. Galbreath- yes, L. Fazio- yes.

Professional Reports: None at this time.

Correspondence: Emails received from both Application scheduled this evening from the Applicant's attorneys requesting to carry with a waiver of time. Case 22-07 Ross & Peggy Briggs Block 99.108 Lot 1 1880 New York Avenue - carried to February meeting. Case 22-10 US Home LLC Block 109 Lots 14.01, 14.02 & 15.01 Lacey Road & Cherry Street – carried to the March meeting.

MEMORIALIZATIONS:

Mr. Reid reviews with the Board voting procedure on the Resolutions, Mr. Reid also reviews the difference between the resolutions based on Mr. Jerman's testimony, until now most undersized lots have been 75x100, some dog leg, these not traditional undersized lots, haven't denied since 2013, reviews Township owned lots, reviews variance requests on resolution, reviews resolution for new members.

Memorialization of a variance to construct a single family dwelling on an unimproved lot having an area of 5,000 square feet where 10,000 square feet is required, an improvable lot area of 2,600 square feet where 5,800 square feet is required, a frontage of 50 feet where 100 is required, a lot width of 50 feet where 100 feet is required, a rear yard setback of 24 feet where 26 feet is required and a maximum building height of one and a half stories is required and 2 stories is proposed. Applicant: Jeffrey Jerman Block 1.305 Lots 32 & 33 Wellington Avenue. Denied at the December 22, 2022 meeting. Case ZB22-15

Motion to Approve by P. Dambroski and seconded by W. Cook.
Roll Call: P. Dambroski- yes, W. Cook- yes, S. Galbreath- yes.

P. Dambroski inquires about value question- buy at assessed value, sell at market value? Mr. Reid- Case law says assume variances obtained-property at market value, no variance-value much lower, reviews Dallmeyer Case. P. Dambroski comments about light, air, and open space, W. Cook- didn't meet criteria for bulk. L. Fazio- how will Court view this with Township denying the sale of the property.

Memorialization of a variance to construct a single family dwelling on an unimproved lot having an area of 5,000 square feet where 10,000 square feet is required, an improvable lot area of 2,600 square feet where 5,800 square feet is required, a frontage of 50 feet where 100 is required, a lot width of 50 feet where 100 feet is required, a rear yard setback of 24 feet where 26 feet is required and a maximum building height of one and a half stories is required and 2 stories is proposed. Applicant: Jeffrey Jerman Block 1.325 Lots 31 & 32 Monmouth Avenue. Denied at the December 22, 2022 meeting. Case ZB22-16

Motion to Approve by P. Dambroski and seconded by W. Cook.
Roll Call: P. Dambroski- yes, W. Cook- yes, S. Galbreath- yes.

Mr. Reid reviews resolution.

Memorialization of a variance to construct a detached accessory structure (2400sf pole barn) where maximum accessory building coverage of 1,000sf is permitted and 2400sf is proposed, where an accessory building height of 16ft is permitted and 19.5ft is proposed, definition of an accessory structure- the structure must be subordinate in area to the principal building, whereas the proposed structure is larger in area, accessory structure within a front yard- no structure may be permitted within the front yard area, driveway material- all off street residential driveways shall be constructed of wither 2” thick bituminous material on compacted 4” gravel base or 6” NJDOT Class B concrete with wire mesh on a properly compacted subgrade, whereas the access to the proposed garage is stone. Applicant: Walter & Kelleen Sheppard Block 79 Lot 12 361 Beckerville Rd. Approved at the December 22, 2022 meeting. Case ZB22-12

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

Roll Call: W. Cook- yes, M. Dwyer- yes, P. Dambroski- yes, S. Galbreath- yes, L. Fazio- yes.

Adjournment: The meeting was adjourned at 7:32 p.m. on motion by W. Cook and seconded by P. Dambroski. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary