

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
Thursday, May 25, 2023**

**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, H. Glen, P. Dambroski, G. Georgiano  
Members Absent: S. Galbreath, K. Vaccaro, D. Tedeschi  
Also Present: C. Reid, Board Attorney and M. Rohmeyer, Board Engineer

**Administrative Session:**

**Approval of Minutes:** April 27, 2023 meeting.

Motion to Approve made by W. Cook and seconded by G. Georgiano.

Roll Call: W. Cook- yes, G. Georgiano- yes, M. Dwyer- yes, H. Glen- yes, P. Dambroski- yes, L. Fazio- yes.

**Payment of Bills:**

MTZB-R7850 for T&M Associates in the amount of \$127.50 for Case ZB22-10.  
MTZB-R7810 for T&M Associates in the amount of \$382.50 for Case ZB22-07.  
MTZB-R7970 for T&M Associates in the amount of \$170.00 for Case ZB22-23.  
MTZB-R7940 for T&M Associates in the amount of \$85.00 for Case ZB22-20.  
MTZB-R7930 for T&M Associates in the amount of \$85.00 for Case ZB22-19.  
MTZB-R7830 for T&M Associates in the amount of \$765.50 for Case ZB22-09.  
MTZB-R7820 for T&M Associates in the amount of \$765.50 for Case ZB22-08.  
MTZB-R7950 for T&M Associates in the amount of \$127.50 for Case ZB22-21.

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

Roll Call: W. Cook- yes, M. Dwyer- yes, H. Glen- yes, P. Dambroski- yes, G. Georgiano- yes, L. Fazio- yes.

**Correspondence:** Mr. Reid reviews Case 22-10 carried to July's meeting with time being waived and no notice required. Motion to adjourn made by W. Cook and seconded by M. Dwyer. All in Favor.

**Professional Reports:** none.

**APPLICATIONS:**

- |               |   |   |
|---------------|---|---|
| 1. Case 22-02 | MDR Developers<br>519 Curtis Lane<br>Lakewood, NJ | Block 1.35 Lot 16<br>(725) Second Avenue<br>Zone WTR-10 |
|---------------|---|---|

Ms. Fazio reviews variance to construct a portion of Second Avenue not fully conforming to Township requirements for a public street. Mr. John Paul Doyle- Attorney for the applicant, single family dwelling proposed on lot, zoned for residential, area, square footage, setbacks, coverage all met, hardship-dead end street- seek to improve and build, hardship- curb on one side, dead ends to Silverwoods.

Mr. Bill Stevens- Professional Engineer, Professional Planner-sworn in and credentials accepted. Mr. Stevens presents A1- aerial photo- R10 zone off Northampton, beginning of PLP, First Avenue-Second Avenue dead end, one oversized lot, vacant- opposite, undersized lot owned by Township- tried to buy-said no, service one single family dwelling only, exists all along Silverwoods, same on 3<sup>rd</sup> but 2 homes, 4<sup>th</sup> connects to Bismarck, 5<sup>th</sup> & 6<sup>th</sup> dead ends. Mr. Stevens- propose to construct a single-family dwelling, conforms to zone requirements, with a 24' wide paved roadway 210' with a stone shoulder and extend Municipal water to the home, in my opinion stone shoulder better, keeps in character with neighborhood. Mr. Doyle and there is a hardship, Mr. Stevens- yes. Mr. Doyle able to acquire another lot, Mr. Stevens- no. Mr. Doyle with regards to the negative criteria any substantial detriment to the Zone plan or neighbors, Mr. Stevens- no it's a residential neighborhood should proceed as residential. Mr. Doyle proposed grading and proposed pavement meets ordinance requirements. Mr. Doyle what is the drainage, Mr. Stevens correct, drains follow contours, 2' x2' stone shoulder should infiltrate ground water. Mr. Doyle regarding streetlights- that's on JCP&L? Mr. Stevens- always tricky, dictated by JCP&L, intersection already lit, will ask for more. Mr. Doyle and traffic, Mr. Stevens a stop sign as required. Mr. Doyle protect circulation but there is none, Mr. Stevens correct- it's a dead end. Mr. Doyle parking for the property? Mr. Stevens- 4-bedroom home, requires 2.5 parking spaces, there's a 2-car garage and driveway. Mr. Doyle and trees on the property? Mr. Stevens save where we can and will also plant. Mr. Doyle- the utilities? Mr. Stevens- yes, no sewer here, septic built. Mr. Doyle regarding street circulation and curbs, Mr. Stevens- requesting waiver for curbs, provide a turnaround, ordinances ask for gravel cul-de-sac, none of the other streets have but Mr. Rohmeyer suggested a good idea- 40' stone pad another 8' at end of road, good compromise. Mr. Doyle work with engineers, Mr. Rohmeyer- good idea, feedback from Fire Dept.- no issue, pull in and back out, wouldn't use cul-de-sac, would confirm in resolution compliance. Mr. Stevens- good idea, another way to manage stormwater, Ms. Fazio- I agree, Mr. Rohmeyer-yes recommend granting. Ms. Georgiano the land is whose, Mr. Stevens- the Towns, Mr. Doyle- on the map just not improved, Mr. Stevens it's called a paper street. Mr. Dambroski any buffer with the planned community, Mr. Rohmeyer yes on Silverwoods property, Mr. Dambroski how far from theirs and this property? Mr. Rohmeyer not picked up on the survey. Mr. Stevens 56' from property line, 50' on Silverwoods, stone on our side of tree clearing, Mr. Dambroski just a general question- buffer on their property.

OPENED TO THE PUBLIC FOR QUESTIONS OR COMMENT. Hearing none.

CLOSED TO THE PUBLIC FOR QUESTIONS OR COMMENT.

Ms. Fazio reviews trees, stone shoulder, streetlights, 5-6 streets similar. Mr. Doyle waiver under 35 or 70c, Ms. Fazio- exceptional. Mr. Cook adds in PLP there are no sidewalks and curbs.

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

Roll Call: W. Cook- yes, M. Dwyer- yes, H. Glen- yes, P. Dambroski- yes, G. Georgiano- yes, L. Fazio- yes.

Oaths of Office: Hank Glen.

General Discussion:

For recording purposes the following will be used: LF-L. Fazio, WC-W. Cook, MD-M. Dwyer, HG- H. Glen, PD-P. Dambroski, GG-G. Georgiano, CR- Chris Reid, MR-Mark Rohmeyer, EM- E. Mathioudakis

HG- what is the training for NJPO?

EM- for new members only

HG-50' lots-super super septic systems who guarantees that they work?

WC- require more treatments.

MD- mini treatment systems

PD- zero disclosure

HG- how will they be maintained?

CR-suggest inspection through Township.

HG- what are the treatments?

MR-haven't personally but chemicals and then mostly water, all through Board of Health, will look into it.

HG-it's our drinking water.

MR- well is deeper.

HG-base has problems.

GG- especially chemicals

MR-real concern, I agree.

HG- @Shoprite lots of cases of water bought-don't trust.

MD- most people service every 2 years.

HG- who makes sure.

MD-can't use if not done.

PD- not true-some 20 years old. @closing failed septic system if inspected before closing.

CR-if buyer gets inspected.

PD-yes and they generally pass.

MD- won't be able to use it eventually- just from my own experience.

PD-sandy soil and solid cap- it'll keep going down.

HG- who is responsible for drywell maintenance?

MR- the homeowner.

HG- will help if it had leaf filters.

PD- good idea, drywells creating sinkholes.

CR- not inspected?  
PD- most aren't open.  
MR- final when done and on survey.  
CR-surveys not required.  
WC-meets and bounds only.  
CR-if at all.

**Adjournment:** The meeting was adjourned at 7:12 p.m. on motion by Mr. Glen and seconded by Mr. Dambroski. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Zoning Board Secretary