

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
Thursday, June 22, 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, K. Vaccaro  
Members Absent: S. Galbreath, D. Tedeschi, G. Georgiano  
Also Present: C. Reid, Board Attorney

**Administrative Session:**

**Approval of Minutes:** May 25, 2023, meeting.

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, L. Fazio- yes.

**Payment of Bills:**

MTZB-R7910 for T&M Associates in the amount of \$418.00 for Case ZB22-17.

MTZB-R7990 for T&M Associates in the amount of \$255.00 for Case ZB23-01.

MTZB-R7940 for T&M Associates in the amount of \$255.00 for Case ZB22-20.

MTZB-R7930 for T&M Associates in the amount of \$85.00 for Case ZB22-19.

MTZB-R7860 for T&M Associates in the amount of \$366.00 for Case ZB22-12.

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

Roll Call: W. Cook-yes, M. Dwyer- yes, H. Glen-abstain, P. Dambroski- yes, K. Vaccaro- yes, L. Fazio- yes.

**Correspondence:** None.

**Professional Reports:** none.

**Memorializations:**

Memorialization of a variance to replace and extend an existing 6' wooden fence with a 6' wooden fence along the corner of the property (64' in length, offset 23' from the edge of

property along Coolidge Ave. x 48' in length, offset 97.6' from the edge of property along New York Ave.). The Applicant is also seeking variance relief to maintain a gravel driveway, pop-up tent, and shipping container within the property. Applicant: Ross & Peggy Briggs Block 99.108 Lot 1 1880 New York Avenue. Approved with conditions (fence & driveway only) at the March 23, 2023, meeting. Case ZB22-07.

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

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

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 1.15 Lots 16 & 17 First Avenue. Denied at the April 27, 2023 meeting. Case ZB22-20

Motion to approve made by W. Cook and seconded by P. Dambroski.

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

Memorialization of a variance to construct a single-family dwelling on a lot having a lot frontage of 166.01ft, where 195ft is required, where a lot width of 193ft is proposed and 195ft is required. Applicant: Cedar Creek Land & Homes, LLC Block 99.114 Lot 5.01 Lincoln Boulevard. Approved at the April 27, 2023 meeting. Case ZB23-01

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, L. Fazio- yes.

Memorialization of a variance to construct a portion of Second Avenue not fully conforming to Township requirements for a public street. Applicant: MDR Developers Block 1.35 Lot 16 (725) Second Avenue Approved at the May 25, 2023 meeting. Case ZB22-02.

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, L. Fazio- yes.

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, KV-K. Vaccaro, CR- Chris Reid, EM-E. Mathioudakis.

PD-scenarios moving forward- cars allowed to be parked?

CR-on street- police matter not zoning, for zoning RSIS only

PD- on some streets sign say according to ordinance ...

CR- ordinance is not zoning

PD-emergency vehicles in residential areas

CR- actually learned private EMT services exist-can bill-balance billing.  
PD- happy EMT added by our Council, who oversees these new septic or “treatment” systems  
CR-the Board of Health  
PD- residents aware  
CR-jurisdiction & regulation- who maintains as discussed by Martin last time.  
EM- through construction permit also on new build  
PD-concerned more with disclosure.  
CR- 100s of conditions not all can be enforced  
MD-emergency gross vehicle weight regulations, 15’ off all around.  
LF-private technically  
EM-one commercial vehicle allowed.

**Adjournment:** The meeting was adjourned at 7:11 p.m. on motion by W. Cook and seconded by M. Dwyer. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Zoning Board Secretary