

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, February 22, 2024**

**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 7:00 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, P. Dambroski, S. Galbreath, G. Georgiano
Members Absent: M. Dwyer, H. Glen, K. Vaccaro, D. Tedeschi

Also Present: C. Reid, Board Attorney, Jason Worth, Board Engineer

5. Oaths of Office: G. Georgiano

Administrative Session:

Approval of Minutes: January 25, 2024, re-organization meeting.

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

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

Payment of Bills:

MTZB-R8240 for T&M Associates in the amount of \$739.25 for Case ZB23-26.
MTZB-R8210 for T&M Associates in the amount of \$870.50 for Case ZB23-23.
MTZB-R8220 for T&M Associates in the amount of \$783.00 for Case ZB23-24.
MTZB-R8200 for T&M Associates in the amount of \$131.25 for Case ZB23-22.
MTZB-R8140 for T&M Associates in the amount of \$218.75 for Case ZB23-16.
MTZB-R8080 for T&M Associates in the amount of \$218.75 for Case ZB23-10.
MTZB-R8040 for T&M Associates in the amount of \$87.50 for Case ZB23-06.
MTZB-R8180 for T&M Associates in the amount of \$656.25 for Case ZB23-20.
MTZB-R8260 for T&M Associates in the amount of \$684.00 for Case ZB23-28.
MTZB-R8230 for T&M Associates in the amount of \$435.25 for Case ZB23-25.
MTZB-R8010 for T&M Associates in the amount of \$87.50 for Case ZB23-03.
MTZB-R8150 for T&M Associates in the amount of \$306.25 for Case ZB23-17.
MTZB-R8130 for T&M Associates in the amount of \$175.00 for Case ZB23-15.
MTZB-R8250 for T&M Associates in the amount of \$456.00 for Case ZB23-27.

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

Roll Call: W. Cook- yes, P, Dambroski- yes, S. Galbreath- yes, G. Georgiano- no, L. Fazio- no.

Correspondence: Email received from Mr. DeSimone, attorney for applicant Blaise Demers requesting to carry Case 23-28 to the March meeting.

Motion to carry to March with waiver of time and no further notice required made by W. Cook and seconded by P. Dambroski.

Roll Call: All in Favor.

Professional Reports: none.

APPLICATIONS:

Case 24-02	Wrazen Homes	524 Monmouth Avenue
	3062 Wilbur Avenue	Block 1.302 Lot 9.01
	Manchester, NJ	Zone R10

Ms. Fazio reviews this is an appeal of the Zoning Officer's decision. Daniel Wrazen-3062 Wilbur Avenue-sworn in. Mr. William Stevens- Professional Engineer and Planner- sworn in and credentials accepted. Mr. Stevens my client purchased Block 1.302 Lot 9.01, oversized lot 125x100, portion of road currently under construction, I prepared plan for my client and received denial, Zoning Officer states needs variance, previous variance granted for road was for that lot only, determination is faulty, all lots in Pine Lake Park would need variance, any other lot would need variance. Mr. Worth 245-81 last updated 2005, other roads pre-existing, Zoning Officer indicates not a pre-existing road, this road is being built, 24' with no cul-de-sac, meant to serve more than one home should be to Township standard. Mr. Reid- Mr. Jerman – interested party-variance to him across the street, his application got the variance, sold this property to Wrazen Homes, Mr. Jerman- yes. Mr. Reid, this is Case 24-02. Mr. Jerman, I actually wanted to go first, I know the facts better. Mr. Reid- you want to be heard again after speaking? Mr. Jerman to great extent but asked question to Bill, to you. Mr. Reid for legal purposes, sure Board doesn't want to hear twice, what is the difference between applicant versus interested party. Mr. Jerman, my standing is different. Mr. Reid- can still file prerogative writ.

Mr. Jerman- sworn in- interested party-sold to Wrazen, under law by statute within 200', similar situated property. Mr. Reid that's why. Ms. Fazio we hear each case individually. Mr. Reid any reservations to have Mr. Jerman go first, present as if you were applicant, issue of res judicata, we're into the weeds about standing. Mr. Cook doesn't matter who goes first-same issue. Mr. Reid, any issue Mr. Wrazen? Mr. Wrazen- no.

Motion to carry made by W. Cook and seconded by S. Galbreath. Roll Call: All in Favor.

Case 24-01	Jeffrey Jerman	524 Monmouth Avenue
	PO Box 922	Block 1.302 Lot 9.01
	Point Pleasant, NJ	Zone R10

Jeffrey Jerman- 814 River Avenue-sworn in, Mr. William Stevens-Professional Engineer & planner sworn in, and credentials accepted. Mr. Jerman here as applicant not just interested party, simple appeal, inexplicable denial, conforming lot, same situation as every other street, fully bonded, a fully bonded road exactly as existing road, no difference, Mr. Stevens explain why.

MR. Stevens Board issues variances, Engineer does estimate, applicant posts bond, Town can use money to install road. Mr. Jerman- many roads constructed like this, dozens built after 2005, no difference where permits issued. Ms. Georgiano, what roads? Mr. Jerman 3 to the north, Ms. Georgiano the names? Mr. Worth 245-81 last updated 2005. Mr. Jerman, what changes? Mr. Worth wasn't here then, undersized, or conforming lots- pre-existing non-conforming, frontage on improved street, Zoning Officer second reason, Lot 29.01 variance only, not fully conforming with Township standards. Mr. Jerman no reference to that, no lot would gain zoning. Ms. Fazio- stick to the case. Mr. Jerman- disagree. Mr. Worth- not what Zoning Officer is saying. Mr. Jerman- no difference between bonded road and existing road. Mr. Worth and what happens when a road is not built or never built, Town draws on bond? Mr. Jerman no co granted, not way system works. Ms. Georgiano is this the property we gave variance for, Mr. Reid- no. Mr. Jerman variance is irrelevant, conforming lots does not need. Mr. Dambroski, do we have a copy of the bond, Mr. Jerman- it's with the Town. Mr. Cook- not the first one after 2005, we knew that you own the other lots. Mr. Jerman- Mr. Popolizio said should have asked for variance for other properties. Mr. Dambroski- what's the difference between marginal roads and local roads? Mr. Worth marginal roads are 40' in width and local roads are 50' in width. Mr. Dambroski- serves more than one lot, Mr. Worth serves more than four. Mr. Jerman questionable if 4 lots, Mr. Dambroski could be though. Mr. Worth lot under review, lot across, lot with application later, serves 4 lots. Mr. Stevens presents A1: aerial of Monmouth and explains aerial and smaller lots. Mr. Reid how large, Mr. Stevens 25' width, Mr. Reid across the street, Mr. Stevens- south of those, Mr. Reid how many more after on south side, Mr. Stevens 13, Mr. Reid who owns. Mr. Stevens 1-8? Mr. Jerman Lot 6 Township owned, lot 7 Ridgewood Village Estates-doesn't sell, trade/swap, Lots 1 & 2 Township owned, lot 4 Township owned, 4 out of 8 owned by Jeffrey Jerman or Breckenridge Properties. Lots 1-3 Township owned, 4-Breckenridge, 5- Ridgewood, 6- Township owned, Lot 7- Ridgewood, 8- Breckenridge. Mr. Reid- 8 more on south side, don't have crystal ball, may have applications in future. Mr. Jerman road would need a cul-de-sac, Mr. Dambroski maybe build drainage basin, Mr. Jerman no don't own lots beyond. Mr. Reid- 7 more on the north side, Mr. Jerman no cul-de-sac needed. Mr. Reid- vet out question, two on south side, Mr. Jerman won't happen, Mr. Reid you don't know that. Mr. Worth denial- does not meet Township standards, 24' wide- marginal road 4 or less lots, Mr. Jerman doesn't state that, Mr. Worth yes it does- reads denial into record. Mr. Jerman as Mr. Cook said Board knew I owned other lots, suitably constructed, simple error by Zoning Officer, no reason for denial. Mr. Stevens- The Board did approve, road will only service 3 homes, 50' Township owned. Mr. Dambroski- 4 other lots possible with corner house. MR. Stevens any other development would need approvals. Mr. Worth relevant question, Ms. Mathioudakis then why doesn't end in cul-de-sac, Mr. Jerman doesn't meet the length. Mr. Dambroski finish other street? Mr. Jerman much longer street, cul-de-sac with basin, Board granted those approvals. Ms. Mathioudakis where cul-de-sac created front yard setback variance? Mr. Jerman- yes. Mr. Dambroski- maybe we made a mistake, just my thought on record. Mr. Jerman- you've been costing me money on everything, with your denials.

OPEN TO THE PUBLIC FOR QUESTIONS/COMMENTS

Alice DeVito-2016 4th- sworn in- what are the waivers? Mr. Jerman waivers curbs and sidewalks. Ms. DeVito can you discuss the width of the street- once vehicle street now? Mr. Stevens doesn't conform with Township ordinance, complies with RSIS, 24' no parking allowed on street.

CLOSED TO THE PUBLIC.

Mr. Worth 24' wide cannot have parking, 28' one side, 30' both sides, Mr. Stevens- correct. Mr. Worth- not a law, police can't measure. Mr. Stevens- no but municipal no parking signs. MR. Worth base pavement, 28' wide and surface course. Mr. Jerman for drainage-stormwater run-off. Mr. Worth condition 3 of resolution, Mr. Jerman should be stricken, Mr. Cook thought it was gravel. Mr. Jerman RSIS trumps Township, Mr. Worth Town can require stricter, Mr. Jerman no RSIS, Mr. Worth we can disagree. Mr. Stevens Town can't make more than RSIS, builder can agree, however. Mr. Reid- let's talk about roads. Mr. Stevens-as small as 20' wide, average is 26'. Mr. Reid paved? Mr. Stevens- correct. Mr. Reid RSIS standard? Mr. Stevens allow service to four homes, exceeds standard, Mr. Reid-road required as Zoning Officer says fits character of neighborhood. Mr. Stevens exceeds them. Mr. Reid necessary? Mr. Stevens no, Mr. Reid places an undue hardship, Mr. Stevens I believe unnecessary. Mr. Reid so Zoning Officer not even permitted to ask? Mr. Stevens that is my testimony. Mr. Reid and the curbs and sidewalks waiver? Mr. Stevens just aren't any sidewalks, curbs aren't there, build rural, like this detail with gravel on roadsides. Ms. Fazio- overturned the appeal, stipulate no co until road complete. Mr. Stevens- that's obvious. Mr. Reid- please explain obvious, we do this all day. Mr. Stevens- Mr. Jerman would have to finish the road before Mr. Wrazen could get co. Mr. Worth not hardship of Town, could be about two years. Mr. Stevens yes plenty of examples. Ms. Fazio does the applicant understand this. Mr. Jerman pay all utilities once water installed, 95% done in a few weeks. Mr. Cook- road is compliant, no more than four homes. Ms. Georgiano- I agree willing to extend. Mr. Jerman once done, drainage in. Mr. Stevens when there is an application for development could say you want then. Mr. Reid if lot was 75' by Wrazen same specs? Mr. Stevens yes it would be. Mr. Reid road specs no different, would not extend, Mr. Stevens- yes. Mr. Reid doesn't matter who came first, still the same, Mr. Jerman one difference lot is conforming, Mr. Reid so unreasonable application and escrow. Mr. Jerman 6 months couldn't build, takes a long time, extreme hardship. Mr. Stevens- variance across the street the same, Zoning Officer's opinion just not correct. Ms. Georgiano- not exactly, not incorrect, we granted for that lot. Mr. Stevens any other application would need approval, Ms. Georgiano but there are other lots. Mr. Dambroski- undersized lots on paper street, use Township standard-full standard, believe it's a sub-par road and other Towns are making curbs and sidewalks. Mr. Jerman 3-5 lot sub-division in other Towns, this is one lot. Mr. Dambroski- I think it improves the neighborhood, think builders show they want to build to make Town nice. Ms. Fazio reads code. Mr. Dambroski reads marginal street definition, no proof of bond.

Motion to Caucus made by W. Cook and seconded by L. Fazio. Roll Call: All in favor. For recording purposes, the following will be used: WC-W. Cook, LF- L. Fazio, PD-P. Dambroski, SG- Shawn Galbreath, GG- G. Georgiano, JW-Jason Worth, CR- Chris Reid, EM-E. Mathioudakis.

WC-we approved one house, crazy to stipulate now.
GG- and if they don't improve- people are responsible.
PD-marginal street definition, maybe we made a mistake, any builder should have to bring to code today.
LF-asked about safety-emergency vehicles then.
PD-at that time, not consolidated, corner lot is still frontage, paper streets to today's standard.
EM-appeal of Zoning Officer.
CR- variances to build structure on unimproved road, Wrazen denied if first because unimproved. The board approved lower standards, practical difficulty and unnecessary. The board can specify less restrictive and protect future road improvements. Zoning Officer has no discretion, Ms. Georgiano right, Zoning Officer reading ordinance, imposing strict application 40:55D, impractical difficulty or unnecessary hardship, Board can approve road to less, Zoning Officer sees application, doesn't meet standard, doesn't have the discretion to just okay. You already gave that concession but is it adequate, already said it is, decision already made.
PD-think it was a mistake.
CR-Mr. Wrazen comes in and now you want.
PD-did that out in Whiting, thought only one house.
LF- road in two weeks why are we here then?
WC-isn't the house already built?
JW-base paved versus top paved.
PD-and another home tonight.
JW-RSIS is the number of trips, 28' or 30', typically a sub-division, this is small extension.
CR-asks room to be quiet, time for common sense thinking.
LF-right now only we are allowed to talk.
CR-understands that this is an emotional issue, but people have bigger issues.

Motion to come out of Caucus made by W. Cook and seconded by P. Dambroski. Roll Dall- All in Favor.

Mr. Jerman would take time for Wrazen, like Ms. Fazio said wait a few weeks, Zoning Officer would have to deny all applications, serving no purpose. Mr. Reid unimproved lot-interior but road not there. Mr. Cook- he wouldn't be here next month. Mr. Reid but lot conforming. Ms. Georgiano but it's not right now. Mr. Dambroski how do we put this in place. Mr. Reid not going to make them comply, Ms. Fazio no co until road is improved. Mr. Reid that's UCC. Mr. Dambroski sub-par road moving forward for any house. Mr. Worth for those that front on this road. Mr. Cook practicality, no more than four houses will be built.

Motion to Approve appeal made by W. Cook and seconded by L. Fazio.
Roll Call: W. Cook, yes, L. Fazio- yes, P. Dambroski- no, S. Galbreath- no, G. Georgiano-no.
Motion is denied.

Case 24-02

Wrazen Homes
3062 Wilbur Avenue
Manchester, NJ

524 Monmouth Avenue
Block 1.302 Lot 9.01
Zone R10

Ms. Fazio reviews case is Property Owner's appeal of Zoning Officer's Decision. Mr. Reid already heard testimony. Mr. Stevens this is 125' lot that has come to the Board. Ms. Georgiano what is the drainage on each side? Mr. Worth two feet. Ms. Georgiano and what is the width for emergency vehicles? Mr. Worth 28' but still not Township standard, don't know if those changes can be made to a prior approval.

Matt Quinn-1201 Englemere Blvd.-sworn in- EMT in Lakewood, rescue truck, road size very important, too small creates real issue just as first responder.

Mr. Jerman- Mr. Wrazen being put in hardship, will cost him a lot of money, wish you would reconsider this for Mr. Wrazen. Ms. Fazio did you know the code? Mr. Wrazen – believed it was a road. Mr. Stevens once approved and bonded, road exists, undue hardship, Mr. Wrazen believed probably because of me because I thought it was a road. Mr. Cook- Zoning Officer followed the letter of the law but if you wait two months. Mr. Stevens- disagree. Mr. Reid still denied? Mr. Worth variance application, site plan, Zoning Officer interpret correctly as it stands today but can't predict what he would say in the future. Mr. Reid- file zoning after road is finished, Ms. Georgiano believes road not there, material fact. Mr. Jerman bond not released so zoning not released. Ms. Mathioudakis- that's not been my experience. Mr. Reid- statute 36- direct issuance of a permit. Mr. Jerman must condition properly. Mr. Reid- but could be solution, Engineer here. Mr. Worth less than top pavement. Mr. Stevens this is a good solution, reasonable compromise. Mr. Cook- Zoning Officer issue permit, base pavement complete, service no more than four homes.

Motion to Approve appeal with conditions made by W. Cook and seconded by S. Galbreath. Roll Call: W. Cook- yes, S. Galbreath- yes, P. Dambroski-no, G. Georgiano- yes, L. Fazio- yes. Motion Approved.

Motion made for a five-minute recess made by L. Fazio and seconded by S. Galbreath. Roll Call: All in Favor.

Motion to return made at 9:26pm made by W. Cook and seconded by G. Georgiano. Roll Call: all in Favor.

Ms. Fazio reviews Case 23-23 and 23-24, motions to carry to March meeting to exhaust buy/sell letter requirements, second made by W. Cook. Roll Call: L. Fazio-yes, W. Cook-yes, P. Dambroski-yes, S. Galbreath- yes, G. Georgiano- yes.

Case 23-04	Jeffrey Jerman	Englemere Boulevard
	PO Box 922	Block 1.341 Lot 41
	Point Pleasant, NJ	Zone R10

Ms. Fazio reviews variance request to construct a single-family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed. Applicant is requesting

waivers for curb and sidewalk. Jeffrey Jerman- 814 River Avenue-sworn in, Mr. William Stevens-Professional Engineer & planner sworn in and credentials accepted. Mr. Jerman originally a 50x100, acquired an additional 25' making this a 75x100 lot. Mr. Jerman introduces the following for exhibits:

A1: site plan

A2: house plan

A3: aerial photo

A4: picture board

A5: packet of photos

A6: buy/sell letter, lot to right-acquired 25', lot to left on corner- can't sell, lot to rear.

A7: affidavit of ownership.

Mr. Jerman typical isolate undersized lot, did you view the site? Mr. Stevens- yes. Mr. Jerman please describe. Mr. Stevens A3: aerial- from June 2023, subject property located on north line of Englemere between Southampton and Pemberton, paper streets beyond, original 50x100 lot, acquired 25'. Mr. Jerman please describe the variances sought. Mr. Stevens- residential home on center of lot, garage on right, northwest drywell, needs variances for lot area, lot frontage, lot width, and improvable lot area. Mr. Jerman besides these variances any issues with setbacks or septic. Mr. Stevens- no meets all, Cape 25' high. Mr. Jerman even with this lot frontage and width, home fits, Mr. Stevens- yes. Mr. Jerman septic support 2,200sq.ft. home, Mr. Stevens- yes it can. Mr. Jerman rear yard setback, Mr. Stevens- free-standing no variance required. Mr. Jerman and the improvable lot area, Mr. Stevens no constraints, meets all setbacks. Mr. Jerman describe house, Mr. Stevens- complies with undersized lot ordinance, 1 and a half story home, 25' in height, Cape, 3-bedroom 3 bathroom, 2,722sq.ft. Mr. Jerman infringe on neighbors, Mr. Stevens no it does not, complies. Mr. Jerman fit neighborhood, Mr. Stevens- 9 block analysis, largely undeveloped lots, 37 homes ranging from 754sq.ft. to 3,310sq.ft., will fit. Mr. Jerman lots of two stories and ranches, Mr. Stevens- yes. Mr. Jerman any violation to light, air and open space, Mr. Stevens no violation, Mr. Jerman because setbacks are met, Mr. Stevens- yes. Mr. Jerman smaller house, Mr. Stevens- yes, Mr. Jerman meets all aspects, Mr. Stevens- we are, Mr. Jerman common occurrence, Mr. Stevens 75' across the street, 50' frontage on lot 24.01, not uncommon, can find anywhere in the Park. Mr. Jerman any substantial detriment, Mr. Stevens none that I can see, residential only. MR. jerman any negative impact, Mr. Stevens- no new homes generally good for neighborhoods. Mr. Jerman tree ordinance met? Mr. Stevens- yes, will plant trees. Mr. Jerman fewer trees cut actually, Mr. Stevens- yes correct. Mr Jerman drainage controlled or mitigate it, Mr. Stevens propose generally toward North, drain as much out to Englemere, for rear northwest corner a drywell along with a second drywell. Mr. Jerman meets the ordinance, MR. Stevens- yes, flood study, drains down Southampton along gullies, according to Collier's drainage study, Township to construct basin on lot 5, caddy corner to our drywell, good engineering solution. Mr. Jerman Township ordinance compliant, acceptable to have some run-off, Mr. Stevens yes, Township ordinance 25-year storm and will pick up lawn water, drywell will become obsolete, not required to correct exiting conditions, actually pick up water from neighbor. Mr. Jerman any conforming lot could just come in and get a permit, Mr. Stevens 100x100 we wouldn't be here. Mr. Jerman no issue with the house, variance request is lot size, positive criteria a. common ownership, b. acquire or sell, Mr. Stevens satisfied. Mr. Jerman

negative criteria- meets setbacks, compatible with neighborhood, no detriment to the Master Plan or zone plan, Mr. Stevens- no substantial detriment. Mr. Jerman when met any reason to deny, Mr. Stevens not in my opinion. Mr. Dambroski- drainage study- no development until fixed, Mr. Jerman I didn't see that, Mr. Dambroski my recollection says not in these 22 areas, I walk this area all the time, see eroding, Mr. Stevens I don't disagree but not caused by ours, doing everything we can to correct. Mr. Jerman I don't believe it says that, highly illegal, not even a priority, other areas are worse, not harming any other properties. Mr. Dambroski agree over development caused this, Mr. Jerman yes of course but you're going to stop every builder, Mr. Dambroski no just in these known flood areas. Mr. Jerman ordinance says to road, made suggestion of stone area to right of drive, less water than before, willing to improve. Mr. Worth existing grading, 10' front right all to rear, roof area to drywell, rear to drywell, front to street, Mr. Stevens correct. Mr. Worth left yard swale-system there, Mr. Jerman Mr. Stevens would know or stone. Mr. Stevens stones along roadway could take water off the road making it better. Mr. Worth tree ordinance, any tree save? Mr. Stevens in rear but people don't want pitch pine but rather trees that have a benefit, far better to plant.

OPEN TO THE PUBLIC FOR QUESTIONS/COMMENTS

Danielle DePalma & Matt Quinn- 1201 Englemere Blvd.- sworn in. Mr. Quinn when was flood survey, Mr. Worth August 2022. Mr. Quinn any the drainage basin, Mr. Stevens Township design. Mr. Quinn not happening. Mr. Worth 22 priority areas this is number 11, recommendation-drainage inlets, all heading North, when or if- don't know. Mr. Quinn the first time I mentioned box turtles, pine snakes, any environmental study? Mr. Jerman -I object to this. Mr. Quinn, I know pine snakes are there, was a land study done? Mr. Jerman no it's not required, only one lot. Ms. DePalma-no but we are voicing our concerns. Mr. Quinn they are there, will you build up in front of property? Mr. Stevens no. Mr. Quinn will erode my property, drywell doesn't work as good as say it does, rain/snow looks like a river now, will contribute to existing flood issue, don't understand how you can build, will make worse. Mr. Stevens- water does want to behind your house, water discharge to drywell, breaking up lot front and back. Mr. Quinn-erodes our property now, driveway will create funnel. Ms. DePalma lower side in left corner, lived here 33 years, referring to A3 to show change in flooding in neighborhood. Mr. Quinn shows video.

Motion to made for five-minute recess made by W. Cook and seconded by P. Dambroski. Roll Call: All in favor.

Motion to return from recess made by W. Cook and seconded by P. Dambroski. Roll Call: All in favor.

Mr. Reid no objection to video, Mr. Jerman absolutely not, understand there is a flood issue in Pine Lake Park. Mr. Quinn pine snakes like damp, heavy rain, water comes behind house, drywell does nothing. Ms. DePalma honestly don't think area in rear will be developed. Mr. Quinn reviews direction of water flow, as resident & taxpayer wish would hold off until fixed. Ms. Fazio water from west to east, Mr. Stevens Englemere and Southampton both run to

intersection, issue #11, build inlets, pipe down Southampton, semi- improved, build basin. Ms. Fazio building a home without basin negative or positive. Mr. Stevens- Mr. Quinn driveway being built but we meet ordinance, stormwater management measures, build stone trench, can't stop the water but long term is right. Mr. Quinn issue with stone, there's a lip, acts as a funnel down Southampton. Mr. Worth sloped so much. Mr. Quinn although no curbs. Mr. Jerman lip removed. Mr. Galbreath with stone, water in front of house. Mr. Stevens no water still moves down. Mr. Jerman neighbor more than 100' away, no nexus there, meeting the ordinance completely, if conforming lot wouldn't need variance, neighbor next door doesn't need one, flattening front of property. Mr. Quinn not saying he is causing it in building a house but contributing to it. Ms. DePalma denied one before even without the one vote.

Motion to Caucus made by L. Fazio and seconded by W. Cook. Roll Call: All in favor. For recording purposes, the following will be used: WC-W. Cook, LF- L. Fazio, PD-P. Dambroski, SG- Shawn Galbreath, GG- G. Georgiano, JW-Jason Worth, CR- Chris Reid, EM-E. Mathioudakis.

GG- would like to ask JW's opinion.

JW- pervious surface to back left corner, roof leaders to drywell pit, essentially toward Township basin, front to road, slope is unavoidable.

GG- so no stone

JW-really no purpose, water has so much force would have to catch before swale, front right corner 4' of fall across the property, actually excavating out.

Motion to close caucus made by W. Cook and seconded by P. Dambroski. Roll Call: All in favor.

CLOSED TO THE PUBLIC.

Mr. Jerman testimony shows dozens, dozens, dozens approved. Exception reads 28-4 applications require variances, clearly no detriment to zone plan, no different from many others, variances all over the place, nice new house-positive effect, meets grading & drainage, offered stone solution, Board has no jurisdiction to decide drainage issue so lot can't be built, lot next to this is conforming, he just comes in for permit, original 50' lot- spent time and money to acquire to make 75', tried to mitigate any negative impact. Ms. Fazio saw video-basin being installed, I still don't feel has given positive for this drainage, from East to West water there. Mr. Dambroski basin not there yet.

Motion to Deny made by L. Fazio and seconded by P. Dambroski.

Roll Call: L. Fazio-yes; reasons given in testimony, P. Dambroski- yes; safety issues in light of drainage study and surrounding homes, W. Cook-yes; as much as he tried, still contributes to the problem, S. Galbreath- yes; overdevelopment creates more flooding, G. Georgiano-yes; safety and health issue, will hurt neighborhood, not the right time.

Motion approved.

MEMORIALIZATIONS:

Memorialization of a use variance approval, modification of existing Use Variance approval, and/or interpretation per N.J.S.A. 40:55D-70(b) as to whether the existing Use Variance approval for a contractor warehouse encompass the uses as contemplated below to allow for uses other than those expressly stated in current approval. Applicant seeks to allow additional uses related to the contractor warehouse. Applicant: 141 Office Park, LLC 141 Highway 539 Block 109 Lot 5. Approved with Conditions. Case 23-20

Motion to Approve made by S. Galbreath and seconded by G. Georgiano. Roll Call: S. Galbreath-yes, G. Georgiano-yes, L. Fazio-yes.

Memorialization of a variance to construct a 16x 16 pergola on existing patio, where 192sf is permitted and 256sf is proposed. Applicant: Thomas Gallucci 68 Aylesford Lane Block 71.02 Lot 3 Approved. Case 23-19.

Motion to approve made by W. Cook and seconded by P. Dambroski. Roll Call: W. Cook- yes, P. Dambroski-yes, S. Galbreath- yes, L. Fazio- yes.

Memorialization of a variance to construct a 1.5 story single family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed and a minimum rear yard setback where 26ft. is required and 22ft. is proposed. Applicant: M. Sarama Builder 1632 Eleventh Avenue Block 1.202 Lot 19. Approved with conditions. Case 23-18.

Motion to approve made by W. Cook and seconded by P. Dambroski. Roll Call: W. Cook- yes, P. Dambroski-yes, L. Fazio- yes.

Memorialization of a variance to construct a single family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed and a minimum rear yard setback where 26ft. is required and 23ft. is proposed, and having a maximum lot coverage of 35.25% where 35% is required. Applicant is requesting waivers for curb and sidewalk. Applicant: Jeffrey Jerman First Avenue Block 1.15 Lots 15, 16, 17. Approved with conditions. Case 23-22.

Motion to approve made by W. Cook and seconded by P. Dambroski. Roll Call: W. Cook- yes, P. Dambroski-yes, S. Galbreath- yes, L. Fazio- yes.

Memorialization of a variance to construct a single-family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed and a finished floor elevation of 6 feet above average centerline road grade where a maximum of 4 feet is allowed. Applicant is

requesting waivers for curb and sidewalk. Applicant: Jeffrey Jerman Tenth Avenue Block 1.191 Lots 14 & 15. Approved with conditions. Case 23-26.

Motion to approve made by W. Cook and seconded by P. Dambroski. Roll Call: W. Cook- yes, P. Dambroski-yes, S. Galbreath- yes, L. Fazio- yes.

Adjournment: The meeting was adjourned at 11:15 p.m. on motion by L. Fazio and seconded by W. Cook. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary