**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, April 25, 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 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, P. Dambroski, S. Galbreath, D. Tedeschi, G. Georgiano

  Members Absent: H. Glen, K. Vaccaro

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

**Administrative Session:**

**Approval of Minutes**: March 28, 2024 meeting

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

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

**Payment of Bills:**

MTZB-R8360 for T&M Associates in the amount of $360.00 for Case ZB24-10.

MTZB-R8370 for T&M Associates in the amount of $495.00 for Case ZB24-11.

MTZB-R8350 for T&M Associates in the amount of $577.50 for Case ZB24-09.

MTZB-R8340 for T&M Associates in the amount of $832.50 for Case ZB24-07.

MTZB-R8330 for T&M Associates in the amount of $337.50 for Case ZB24-08.

MTZB-R8320 for T&M Associates in the amount of $270.00 for Case ZB24-06.

MTZB-R8310 for T&M Associates in the amount of $1,080.00 for Case ZB24-04.

MTZB-R8280 for T&M Associates in the amount of $90.00 for Case ZB24-05.

MTZB-R8260 for T&M Associates in the amount of $135.00 for Case ZB23-28.

MTZB-R8240 for T&M Associates in the amount of $135.00 for Case ZB23-26.

MTZB-R8210 for T&M Associates in the amount of $135.00 for Case ZB23-23.

MTZB-R8190 for T&M Associates in the amount of $90.00 for Case ZB23-21.

MTZB-R8160 for T&M Associates in the amount of $180.00 for Case ZB23-18.

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

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

**Correspondence:** none.

**Professional Reports:** none.

**MEMORIALIZATIONS:**

Memorialization of a variance to maintain existing driveway, and not remove 5 feet from it. Applicant: Paul Ewing 22 Nathan Avenue Block 45.07 Lot 8. Approved. Case 23-21.

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 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 request of waiver for curbs and sidewalk. Applicant: Jeffrey Jerman Monmouth Avenue Block 1.326 Lots 26 & 28. Approved. Case 23-23.

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 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 request of waiver for curbs and sidewalk. Applicant: Jeffrey Jerman Monmouth Avenue Block 1.317 Lots 40 & 42. Approved. Case 23-24.

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

Roll Call: W. Cook -yes, M. Dwyer- 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 request of waiver for curbs and sidewalk. Applicant: Blaise Demers 732 Eleventh Avenue Block 1.211 Lot 19. Denied Case 23-28.

Motion to Approve made by P. Dambroski

Roll Call: P. Dambroski- yes.

**APPLICATIONS:**

1. Case 24-03 Charles Lauria 1001 Twelfth Avenue

1001 Twelfth Avenue Block 1.250 Lot 1

Manchester, NJ Zone R10

Ms. Fazio reviews variance relief for construction of a rear roof overhang replacement due to fire damage, where a minimum rear yard setback of 26 feet is required and 6.9 feet is proposed, and where maximum building coverage is 25% and 25.7% is proposed. Charles Lauria, 1001 12th Avenue, sworn in. Ms. Fazio can you explain reasons for request? Mr. Lauria we had a fire in July 2022, total loss, and reconstructed, in February 2023 Mom passed, unaware of variance not existing for roof from my Dad. Ms. Fazio what was the damage? Mr. Lauria whole house, have photos. Mr. Reid how many? Mr. Lauria tax assessor photo. Marked as Exhibit A1. Mr. Reid attest to before and after, Mr. Lauria- yes. Mr. Worth rear overhang 1985 deck re-built? Mr. Lauria not built, want pavers. Mr. Worth 2’ deck approval, Mr. Lauria- yes. Mr. Worth not approved originally but re-built? Mr. Lauria didn’t know it wasn’t approved. Mr. Worth describe, keeps in character with neighborhood? Mr. Lauria- A-frame, shingled. Mr. Worth matches house? Mr. Lauria yes. Mr. Worth matches neighborhood, Mr. Lauria neighbor across street has A-frame. Ms. Fazio same size? Mr. Lauria- looks that way. Mr. Worth an improvement, Mr. Lauria- yes, Mr. Worth any violation to light, air or open space, Mr. Lauria- no. Mr. Worth any additional run-off or drainage issues? Mr. Lauris- no. Mr. Worth to Board members- 75x100 lot, 11.2’ + 14.8’ house- 6.2’ to property line. Mr. Worth any proposed storm water management, Mr. Lauria didn’t know needed. Mr. Worth no drywells? Mr. Lauria no but can if need be. Mr. Worth no alteration but would be a good option. Ms. Fazio- willing to do so? Mr. Lauria- yes. Mr. Cook do you recall deck and then roof put on? Mr. Lauria don’t really remember, really wasn’t paying attention then. Ms. Georgiano resolution didn’t say denied, Mr. Dambroski resolution for 8x20 deck, reads letter from 1984. Mr. Lauria couldn’t tell you. Mr. Worth resolution is from October 1984, Mr. Dambroski for a deck? Mr. Worth yes with no roof, open type structure. Mr. Dambroski what were the deck materials before? Mr. Lauria wood truss, corrugated. Ms. Fazio will you enclose, Mr. Lauria- no. Mr. Dambroski tied into roof line, Mr. Lauria- yes. Mr. Dambroski so now part of structure, Mr. Worth yes now part of house. Mr. Cook exceeds coverage, Mr. Worth yes, .7%. Mr. Dwyer overhang take up any more space, Mr. Lauria- no. Mr. Dambroski drainage currently, Mr. Lauria corners of home. Mr. Dambroski no longer the same though, roof not the same. Ms. Fazio agreed to drywell. Mr. Worth part toward 12th, then swale toward Middlesex, gutter tied into drywell, Mr. Lauria- okay. Mr. Dambroski paver patio not raised deck, Mr. Lauria correct, yard more open.

OPEN FOR QUESTIONS AND COMMENTS FROM THE PUBLIC. Hearing none. CLOSED TO THE PUBLIC.

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

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

1. Case 24-05 John & Angela Terrizzi 1150 Monroe Avenue

1150 Monroe Avenue Block 99.65 Lot 1

Whiting, NJ Zone WTR40

Ms. Fazio reviews variance relief for the existing shed and fence, which encroach into the front yard and setbacks, where a 4-foot fence is permitted and a 6-foot fence is proposed along Trenton Avenue, where no accessory buildings are permitted in front yard setbacks, a shed exists in front yard along Monroe Avenue. John & Angela Terrizzi-1150 Monroe Avenue- sworn in. Ms. Fazio reasons for request? Mr. Terrizzi moved in last January, have small dog and three year old grandson, not aware of two frontages, existing paver patio, 10’ off that to fir gate, 6’ white fence. Ms. Fazio- privacy and safety? Mr. Terrizzi- yes, chain link along the back, didn’t realize had to be even with the house, to Trenton at least 50’, Ms. Terrizzi- not near road at all. Mr. Terrizzi plenty of examples in neighborhood of corner fences, just trying to improve our lot and the shed is 30 years old, I guess the problem is the length sticks out but really far from road, no other shed than that. Mr. Worth corner of Monroe and Trenton so 2 fronts, Mr. Terrizzi yes and yes. Mr. Worth 6’ vinyl and chain link fence, Mr. Terrizzi yes. Mr. Worth rear and side all wooded, Mr. Terrizzi- yes. Mr. Worth 6’ vinyl extends 10’ from house, Mr. Terrizzi yes just beyond the patio. Mr. Worth an improvement, Mr. Terrizzi- yes, Mr. Worth any negative impact? Mr. Terrizzi- can’t imagine any. Mr. Worth any violation to light, air or open space, Mr. Terrizzi none, Mr. Worth any vehicle impact, Mr. Terrizzi- no. Mr. Worth actually 60’ from road way? Mr. Terrizzi I think it has helped a little actually, also installed solar lights on fence for lighting. Mr. Worth the shed is 30 years old, Mr. Terrizzi- yes. Mr. Worth and was only noted because of fence submission, Mr. Terrizzi- yes. Mr. Worth how far from road? Mr. Terrizzi- far 50 or 60’. Mr. Worth how tall? Mr. Terrizzi- 10’. Mr. Dambroski chain-link around pavers? Mr. Terrizzi no vinyl, all the way down 50’, back is chain-link, didn’t want to cover view of woods.

OPEN FOR QUESTIONS AND COMMENTS FROM THE PUBLIC.

Gail Apgar- 53 Columbus Blvd-sworn in- think this is okay in this neighborhood.

Neil Baker-2020 Trenton Ave- sworn in- great improvement, been there 40 years, best I’ve seen, he did a nice job.

CLOSED TO THE PUBLIC.

Ms. Fazio- neighbor says improved, shed is old. Mr. Cook- property itself 1 acre, de minimis.

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

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

1. Case 24-08 Steven Minden 1280 Paterson Avenue

1280 Paterson Avenue Block 99.248 Lot 1

Whiting, NJ Zone WTR40

Ms. Fazio reviews variance relief to install a fence that is 6 feet in height around the area towards the side and rear yards as well as the front yard along Pershing Avenue, where a 4-foot fence is permitted, and a 6-foot fence is proposed along Pershing Avenue. Steven Minden- 1280 Paterson Avenue- sworn in. Ms. Fazio reasons for variance request? Mr. Minden- have very energetic dog, run him 5 miles a day, electric fence not an option, 4’ fence may keep him in but he barks, also for privacy, would like to hang out in yard, pretty busy corner. Mr. Worth corner of Pershing and Paterson, Mr. Minden- yes. Mr. Worth fence not on Paterson, Mr. Minden- correct. Mr. Worth vinyl fence, Mr. Minden- wood. Mr. Worth abuts right of way. Mr. Minden on property line, then 15’ right of way. Mr. Worth fence blocks the site triangle? Mr. Minden- no, not what so ever. Mr. Worth remove trees, Mr. Minden already cleared, maybe some grading. Mr. Worth improvement, Mr. Minden-yes, Mr. Worth any violation to light, air or open space, Mr. Minden no, Mr. Worth any negative impact to the neighbors, Mr. Minden an improvement. Mr. Cook thinning of trees, MR. Minden at front right yes, have big cherry tree, trying to keep, landscape healthy. Mr. Cook how far to Pershing right of way? Mr. Minden 15’. Mr. Worth note is from last year, already done. Mr. Minden for the most part it’s done. Ms. Georgiano it’s more like side of house. Mr. Dambroski and Mr. Dwyer- same question- how far is house from Paterson, Mr. Worth 52.7’. Mr. Cook wood could be a maintenance issue. Mr. Minden not when you do it right, take pride in what we do.

OPEN FOR QUESTIONS AND COMMENTS FROM THE PUBLIC. Hearing none. CLOSED TO THE PUBLIC.

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

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

**Adjournment:** The meeting was adjourned at 7:15 p.m. on motion by W. Cook and seconded by M. Dwyer. All in favor.

Respectfully submitted,

Erin Mathioudakis

Zoning Board Secretary