

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, March 27, 2025**

**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 6:36 p.m. by Chairwoman Linda Fazio.
2. This meeting has 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, B. Hay, G. Apgar.

Members Absent: H. Glen, S. Galbreath, G. Georgiano, D. Tedeschi

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

Administrative Session:

Approval of Minutes: February 27, 2025, meeting.

Motion to Approve made by W. Cook and seconded by B. Hay.

Roll Call: W. Cook- yes, B. Hay- yes, G. Apgar- yes, L. Fazio-yes.

Payment of Bills:

MTZB-R7920 for T&M Associates in the amount of \$326.00 for Case ZB22-18.

MTZB-R8430 for T&M Associates in the amount of \$81.50 for Case ZB24-17.

MTZB-R8440 for T&M Associates in the amount of \$81.50 for Case ZB24-18.

MTZB-R8450 for T&M Associates in the amount of \$326.00 for Case ZB24-19.

MTZB-R8510 for T&M Associates in the amount of \$81.50 for Case ZB24-25.

MTZB-R8770 for T&M Associates in the amount of \$978.00 for Case ZB25-02.

MTZB-R8740 for T&M Associates in the amount of \$594.50 for Case ZB24-48.

MTZB-R8550 for T&M Associates in the amount of \$654.50 for Case ZB24-29.

Motion to approve made by W. Cook and seconded by B. Hay.

Roll Call: W. Cook- yes, B. Hay-yes, G. Apgar- yes, L. Fazio- yes.

Correspondence: none.

Professional Reports: none.

Memorializations:

Memorialization of a variances to construct a single family dwelling on an unimproved lot having an area of 7,500 square feet where 10,000 square feet is required, an improvable lot area

of 4,225 square feet where 5,800 square feet is required, a frontage of 75 feet where 100 is required, a lot width of 75 feet where 100 feet is required, and waivers for curbs and sidewalks pursuant to an Order for Final Judgment dated February 21, 2025, ordering that the matter is reversed and remanded to the Manchester Zoning Board of Adjustment for action of approval of the requested variance relief under the provisions of N.J.S.A. 40:55D-70(c). Denied at the February 22, 2024 meeting. Case 23-04 Applicant: Jeffrey Jerman Block 1.341 Lot 41 Englemere Boulevard.

Motion to Approve made by W. Cook and seconded by L. Fazio.
Roll Call: W. Cook- yes, L. Fazio- yes, B. Hay- yes, G. Apgar- yes.

Memorialization of variances 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 waivers for curbs and sidewalks pursuant to an Order for Final Judgment dated February 21, 2025, ordering that the matter is reversed and remanded to the Manchester Zoning Board of Adjustment for action of approval of the requested variance relief under the provisions of N.J.S.A. 40:55D-70(c). Denied at the December 22, 2022 meeting. Case 23-08 Applicant: Jeffrey Jerman Block 1.117 Lot 13 Sixth Avenue.

Motion to Approve made by W. Cook and seconded by L. Fazio.
Roll Call: W. Cook- yes, L. Fazio- yes, B. Hay- yes, G. Apgar- yes.

Memorialization of 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, with waivers for curb and sidewalk. Applicant: Jeffrey Jerman Fifth Avenue Block 1.136 Lot 16. Denied at the February 27, 2025, meeting. Case 24-29

Motion to Approve made by G. Apgar and seconded by B. Hay.
Roll Call: G. Apgar-yes, B. Hay- yes.

Applications:

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| 1. Case 23-27 | James Hughes
1901 Highway 539
Whiting, NJ | Philadelphia Avenue
Block 99.202 Lot 4
Zone WT40 |
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Ms. Fazio reviews variance request to construct a single-family dwelling on a semi-improved road pursuant to NJSA 40:55D-35 and NJSA 40:55D-36. Mr. Reid- member with conflict, only four members present tonight, three members is not a quorum, application will not be heard, carried to the April 24th meeting with no notice.

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| 2. Case 24-49 | George Zdanowicz
7B Norwich Drive | 7B Norwich Drive
Block 75.146 Lot 28 |
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Whiting, NJ

Zone RC

Ms. Fazio reviews applicant's request for a variance to construct a 10x19 screen room with 3ft concrete walkway on the side of the house facing Clinton Court (corner property). George Zdanowicz-owner and Dennis Cogliano- contractor- sworn in. Mr. Cogliano looking to build a 10x19 screen room. Ms. Fazio and where you want to locate it is prohibited? Mr. Zdanowicz- on side but legally front of house, HOA said okay, Township said no, back and forth with Zoning Officer and Erin, other properties have it, asked if variance received, Zoning Officer couldn't provide it. Mr. Worth- amend review letter, duplex on corner- two front yards, zoning RC- accessory structure not to be built in front yards, existing front yard setback set by building, screen room creates new setback at 16.9', side entry on Norwich side, questions is can it be granted without substantial detriment and it doesn't impair the intent of the zone plan, testimony should be why needed. Mr. Zdanowicz- like to sit outside, and would like to protect against mosquitos, at least ten in the area, Pasquale said change in regulations about five years ago, not detriment, not unusual, won't stand out in the neighborhood. Mr. Worth- 10x19 screens and glass? Mr. Cogliano- no glass. Mr. Worth- describe the screen room. Mr. Cogliano- all white aluminum. Mr. Worth- the roof? Mr. Cogliano- insulated panel. Mr. Worth will it match the house, Mr. Cogliano- not shingled, Mr. Worth compliment house, Mr. Cogliano- yes. Mr. Worth- fits in the neighborhood? Mr. Zdanowicz- yes. Ms. Fazio- mostly used in summer, Mr. Zdanowicz- yes. Mr. Worth have you considered building in rear, Mr. Zdanowicz-side door already there. Mr. Cogliano- all brick along the back. Mr. Worth- effect light, air or open space? Mr. Zdanowicz, no faces north, doesn't effect, neighbor across has pergola. Mr. Worth- do you have HOA approval. Mr. Zdanowicz- yes. Mr. Reid- mark as Exhibit A1- HOA approval. Mr. Worth- effect on stormwater, Mr. Cogliano- on a concrete pad, Mr. Worth the additional run-off? Mr. Cogliano- on a hill, Mr. Zdanowicz- drains down. Mr. Worth drains toward the road, Mr. Zdanowicz- yes. Mr. Wook the 3x10 area outside of this? Mr. Zdanowicz- patio with bbq. Mr. Wook- what is the finish under the screens? Mr. Cogliano- a knee wall at 18", Mr. Cook yes and the finish? Mr. Cogliano- vinyl polymer- white, Mr. Zdanowicz- plants all around.

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

Motion to approve made by W. Cook and seconded by L. Fazio.

Roll Call: W. Cook- yes, L. Fazio- yes, B. Hay- yes, G. Apgar- yes.

3. Case 24-47	Carol Kempf	15 Wycombe Way
	15 Wycombe Way	Block 52.30 Lot 28
	Manchester, NJ	Zone RC

Ms. Fazio reviews applicant's request to construct a 10x18 sunroom on rear of home where a 20' setback is required and a 15' setback is proposed. Carol Kempf- owner and William Sharkey- contractor- sworn in. Ms. Kempf- this is my 5th house, always wanted porch, mosquitoes are terrible but this will look great. Ms. Fazio- you need this for health reasons? Ms. Kempf- yes, and for my 94 year old mother, she can't wait. Mr. Worth rear sunroom what size? Mr. Sharkey- 10x18. Mr. Worth remove the deck? Mr. Sharkey- yes. Mr. Worth screens and windows? Mr. Sharkey- three season room, no heat or a/c just electric. Mr. Worth believe can grant without any

detriment or impairment. Ms. Kempf yes will create beautiful breeze. Mr. Worth how long have you owned the home, Ms. Kempf- 8 years, Mr. Worth and the deck was there? Ms. Kempf- yes. Mr. Sharkey- illegal deck, not approved. Mr. Worth this will reduce the encroachment, Mr. Sharkey- yes. Mr. Sharkey introduces Exhibit A1- 3 photos, taken yesterday by him, backyard now, the yard from corner to the back, lot behind to show the space. Ms. Kempf there were two trees there and both removed so now can't sit out there. Mr. Sharkey introduces Exhibit A2- model representation, will build same. Mr. Worth color? Mr. Sharkey- all white siding. Mr. Worth match house, Mr. Sharkey- yes, Ms. Kempf beige actually. MR. Worth any impact to light, air or open space, Ms. Kempf- no. Mr. Worth- any drainage issues, Ms. Kempf- never had any, Mr. Sharkey- no change to grading or drainage. Mr. Worth- HOA approval? Mr. Sharkey- already provided. Mr. Cook- across the back have gutters, Mr. Sharkey- yes with downspouts, Mr. Cook and a splash box, Mr. Sharkey- now it will. Mr. Hay on a slab, Mr. Sharkey-yes, Mr. Hay- reduce encroachment, Mr. Sharkey- yes deck very large. Mr. Hay- and plantings, Mr. Sharkey- yes.

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

Ms. Fazio- deck removed, no heat or a/c, electric only. Mr. Cook- plenty of room, condition as noted.

Motion to approve made by W. Cook and seconded by B. Hay.

Roll Call: W. Cook- yes, B. Hay- yes, G. Apgar- yes, L. Fazio- yes.

4. Case 24-23	Jeffrey Jerman	Champlain Street
	PO Box 922	Block 1.175 Lot 26
	Point Pleasant, NJ	Zone R10

Ms. Fazio reviews applicant's request 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, applicant is requesting waivers for curb and sidewalk.

Mr. Jerman- adjourned at January meeting, agreed to swap, attorney contacted me, documents on their way, request to carry to April.

Motion to carry to April made by G. Apgar and seconded by W. Cook. Roll Call: All in favor.

5. Case 24-30	Jeffrey Jerman	Twelfth Avenue
	PO Box 922	Block 1.241 Lot 14
	Point Pleasant, NJ	Zone R10

Ms. Fazio reviews applicant's request 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, applicant is requesting waivers for curb and sidewalk. Mr. Jeffrey Jerman and

Mr. William Stevens- sworn in by stenographer, Kelly Wenzel. Mr. Stevens credentials accepted. Mr. Jerman- 3' rear yard variance not needed, amended plans. Mr. Jerman-owner/applicant introduces the following exhibits:

A1: aerial photo (October 2024)

A2: variance plan

A3: architectural plans

A4: picture board, packet handout/200' list

A5: affidavit of ownership

A6: buy/sell letters sent regular and certified mail: 4 adjoining properties, lot to East- no response, two lots to rear, one Township owned and the other- no response, lot to West- no response, but my property has fence encroaching from their property, if variance approved, agreed to pay half with my fence company moving it.

Mr. Jerman- similar case, many before, most approved, some denied, exact same lot, same house, footprint, moved house up 2' to eliminate variance, contacted DEP to move septic- not allowed, Mr. Stevens reviewed the plan and was able to move house and septic.

Mr. Jerman did you view the site and prepare the plans, Mr. Stevens- I have, and I did. Mr. Jerman summarize variances? Mr. Stevens- referring to A1- aerial dated October 2024, subject property existing isolated lot, 50x100, south side of Twelfth between Champlain and Middlesex. A2- property in R10 zone, variances for lot area, frontage, width and improvable lot area, with municipal water and septic. Mr. Jerman size of lot 5000 versus 10,000 sufficient with 1400sf home, Mr. Stevens- yes, 1.5 story Cape that complies with the undersized lot ordinance. Mr. Jerman and the septic fits, Mr. Stevens- yes in front with driveway. Mr. Jerman- all setbacks maintained, Mr. Stevens- yes, all setbacks met, no variances except for the isolated lot variances. Mr. Jerman what did you do to eliminate the rear yard variance? Mr. Stevens- treatment works approval requested, response from the DEP-no, reduced septic size slightly, tolerances tight. Mr. Jerman the lot width create any impairment, Mr. Stevens all setbacks met with parking and septic. Mr. Jerman with improvable lot area any constraint, Mr. Stevens- smaller lot, smaller house. Mr. Jerman variety and mixture of homes in area, please describe. Mr. Stevens- yes put together on picture board, 9 blocks- 82 homes ranging from 3,360sf to 640sf. Mr. Jerman and the proposed home fits character of neighborhood? Mr. Stevens- 1.5 story Cape complies with undersized lot ordinance, under 25' in height, 3 bedrooms, 3 bathrooms with basement, 1,415sf, so not largest nor smallest, will fit in character of neighborhood. Mr. Jerman- any violation of light, air or open space, Mr. Stevens- I do not believe so with all setbacks met. Mr. Jerman comports with undersized lot ordinance? Mr. Stevens- yes. Mr. Jerman property used for anything else, Mr. Stevens- in my opinion, residential only. Mr. Jerman any substantial detriment to the Master Plan or zone plan? Mr. Stevens- no substantial detriment, R10 zone requirements met. Mr. Jerman- 5 homes on the block, Mr. Stevens- yes. Mr. Jerman any detriment to the public good, Mr. Stevens- I don't believe so, complies with the undersized lot ordinance and R10 zone requirements, no substantial detriment. Mr. Jerman ¾ homes currently under construction any differences, Mr. Stevens- no substantial difference. Mr. Jerman eliminated rear variance, Mr. Stevens- yes, Mr. Jerman Board was adamant about this, Mr. Stevens- yes. Mr. Jerman- outside of acquiring additional property any way to mitigate the variances, Mr. Stevens- only way- the

buy/sell process. Mr. Jerman from your Planner experience if not granted why overturned, Mr. Stevens- owner entitled to build. Mr. Jerman any reason not to grant, Mr. Stevens-none. Mr. Jerman and we're open to reasonable changes from the Board, Mr. Stevens- yes. Mr. Jerman many changes already from 2 story to modified Cape, Mr. Stevens- yes many changes. Mr. Jerman really no issue with house so that leaves positive/negative criteria, negative criteria met from buy/ sell process, Mr. Stevens- you said negative but you mean positive criteria and yes met through buy/sell process. Mr. Jerman- right, and the negative criteria met meets setbacks, meets grading and drainage, no detriment to neighbors, Mr. Stevens- no substantial detriment. Mr. Jerman any validity to lot is too small, Mr. Stevens- no. Mr. Jerman grading and drainage met, Mr. Stevens- yes, Mr. Jerman just as a conforming lot, Mr. Stevens- correct. Mr. Jerman and the difference between these, Mr. Stevens- generally less run-off from smaller lot. Mr. Jerman changes like larger pit, fence, shed, these required by ordinance, Mr. Stevens- they are not, no but willing to work with Board if approved. Mr. Jerman why 50' now and not before, Mr. Stevens- modern system with septic, other 50' lots without modern system. Mr. Jerman this is an outside agency approval, Mr. Stevens- yes the Ocean County Health Department. Mr. Jerman reasons like population explosion, schools, taxes can't be considered. Mr. Stevens- in my opinion as Planner- focus on this application. Mr. Jerman- Mr. Reid confirmed this from Court last month.

Mr. Cook- drainage to adjoining property, any run-off to the neighbor? Mr. Stevens- grade to street and create low point on our lot. Mr. Cook- 8x10 shed, Mr. Jerman as condition- yes. Mr. Cook soils done, Mr. Stevens- not yet, Mr. Cook drywell increased if needed, Mr. Stevens- yes, Mr. Worth asks for increase. Mr. Worth when soils provided any issue to push first floor, Mr. Stevens don't expect that to be the case. Mr. Worth-Collier's study- area close, add drains in front to drywell, Mr. Stevens- some problems- UR7- can't tell you the directions, add stone area to front, Mr. Jerman also helps with parking. Mr. Worth existing drive has 2 parking, meets RSIS, Mr. Stevens- yes. Mr. Worth- comply with trees, Mr. Stevens- 2. Mr. Worth no kitchen or bedrooms in basement, Mr. Jerman- no. Mr. Worth encroaching fence and pvc pipe, coordinate with neighbor, Mr. Stevens- yes, think it's backwash for pool filter. Mr. Worth and the waivers? Mr. Stevens- no sidewalks or curbs in neighborhood, keep grass shoulder- helps with drainage. Mr. Worth application as proposed keeps with neighborhood, Mr. Stevens- yes. Ms. Apgar- 3 others with no garage, this would be fair and add shed. Mr. Stevens- agreed. Mr. Hay- by Commonwealth, Middlesex and Champlain, main thoroughfares- a traffic issue with this density, no other homes have stone parking, on 12th any study on traffic? Mr. Jerman- no, never required for single lot, 5th house on block- no issue. Mr. Hay- I disagree. Mr. Hay- and the trees along property line. Mr. Jerman- they will be removed, Mr. Hay- but they provide shade. Mr. Jerman- will comply with tree ordinance. Mr. Hay is road higher, 82.8, Mr. Stevens- this road is very flat. Mr. Hay- additional saturation field, water may sit at front of property, lots on each side well over 100', testified most large homes built now, Mr. Jerman- I didn't. Mr. Hay- read it back, what is square footage to the East. Mr. Jerman- I don't know, fits in the neighborhood. Mr. Stevens- 1,248sf and the other 1,986sf, this is 1,415sf, so it fits. Mr. Hay- half the lot though, Mr. Stevens- it is smaller. Mr. Hay- understand tree removal but concerned. Ms. Fazio- Mr. Jerman try not to be so hostile. Mr. Hay did you speak with neighbors, it was positive feedback. Mr.

Jerman- they are here tonight, they can give their opinion. Ms. Apgar- you will move the fence, Mr. Jerman fence company for half price. Mr. Hay- any discrepancy in lot lines, Ms. Fazio- no.

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS.

Linda Murphy- 924 12th- sworn in- in 1978 house on each end only now surrounded but progress, but Pine Lake Park is overcrowded, other neighbors cleared and planted on this 50', maintained this lot, tried to find owners, other neighbors picked street for green space, would like to see house being constructed-where? Mr. Jerman one on Third Avenue and one on Twelfth.

Heather Reibasame- 924 12th- sworn in- a lot of concerns but will not dwell on this, never told trespass in over 40 years, always maintained by neighbors not owners, drainage- looks good on paper but reality not always the same- what kind of assurances? Concerned with fire with houses being so close together, neighbor's pool and basement and ours, now disturbing the ground, what assurances, only one without a garage, feel like it will not fit in, block and lot do not match- don't know why accepted. Mr. Reid- applicant submitted architectural as long as same house, satisfies the record. Ms. Mathioudakis- also updated during the building process, Mr. Reid- yes that is correct. Ms. Reibasame- want in writing if any drainage issue or damages, you will take care of it. Mr. Jerman totally confident- no issues. Ms. Reibasame- heavy machinery tolerances on small lot. Mr. Jerman- meet all setbacks just like conforming lot. Ms. Reibasame- ask not to approve this.

Catherine Colon-908 12th- sworn in- west side of vacant lot, bought in 2018, kids play there, excited to move here, the vacant lot behind and to the side made us want to buy ours, always maintained- not the owners, couldn't find owner, price outrageous now, our pool next to it, tree removal concern with the roots, concerned with flooding on west side, septic on that side, discrepancy with survey, our survey 2.3 and 1.8 versus 3' and 2.6, pavers moved- no problem, not fair to move more than I should, trees do provide shade, what is the resolution with my fence? Mr. Jerman- date of survey, Ms. Colon- 2018, Mr. Jerman- confident with mine but need up to date survey. Mr. Reid- correct need updated survey but Mr. Jerman do you accept what she says, Mr. Jerman- yes. Mr. Stevens- will take a look at yours. Ms. Murphy- bought house, survey done, accepted by Town, no grandfather clause. Ms. Mathioudakis-no. Mr. Worth- no grandfathering in, Town not looking at survey at time of sale.

Alice DeVito-2016 4th- sworn in- flood study of PLP, Mr. Worth- yes in 2022. Ms. DeVito- flooding all over but coming into drought season, different with snow plows, 7 just on this agenda, what is owner versus owner occupied versus owner investor. Mr. Reid- Court doesn't address this. Ms. DeVito- so whoever owns has right to build?

Ms. Colon- would decision be made before resolution of survey. Mr. Reid- side setbacks affected? Mr. Jerman- fence on my property, not line lots. Ms. Colon- I don't know this, could be lot line. Mr. Jerman- this is a civil matter. Mr. Worth- sounds like how far the fence encroaches but 10' on both sides but surveyors would look at this. Ms. Fazio- Mr. Jerman-fence moved? Mr. Jerman- certainly has to be. Mr. Reid- pay half for new or to be moved? Mr. Jerman- yes. Ms. Reibasame- but fence here 30 years- no grandfather. Mr. Worth- no, can't get grandfathered to take part of this lot.

CLOSED TO THE PUBLIC.

Ms. Fazio- more beneficial as 2 bedroom and possibly keep garage, look through all modifications, why not leave garage? Mr. Jerman- garage with 2 stories even though under 25' in height but Board no longer allows so had to go with modified Cape, don't know anyone who builds 2 bedrooms, can't sell 2 bedrooms in this environment, cost more to build than to sell, no market for 2 bedroom unless senior community, most homes without a garage, buyers don't want it because can have shed. Ms. Fazio- just addressing concerns- traffic becoming an issue. Mr. Jerman- go to Council- insist two bedrooms only, Ms. Fazio- builders doing small homes now, Mr. Jerman- no they are now. Ms. Fazio- talking about this lot and reducing concerns- traffic, septic. Mr. Jerman no change to septic, traffic cant even be discussed. Ms. Fazio- talking about this block 4/5 with garages, 1- 1 story- 4-2story. Mr. Jerman- 2 without garages but just because a door doesn't mean garage. Ms. Fazio- not refusing you to build. Mr. Jerman- yes you are. Ms. Fazio- if we say 2 bedrooms, Mr. Jerman- Board can't enforce build, what you are saying is false. Ms. Fazio- we have to believe you that a 2 bedroom can't be sold. Mr. Stevens- haven't built 2 bedroom in PLP. Mr. Worth anywhere? Mr. Stevens- yes in retirement communities. Mr. Worth- implies seniors don't want to live outside senior community. Mr. Stevens- footprint the same, doesn't change septic. Ms. Fazio- but there is a market, target population. Mr. Jerman- Jewish community wants kids, relatives in area, grandkids to sleepover, of all homes sold don't know any 2 bedroom. Ms. Fazio- I have grandkids, looking to sell, looking at 2 bedrooms, but young couple too, create community for all, have to look at negative. Mr. Jerman- what's negative? Ms. Fazio- no garage, no storage, parking. Mr. Jerman- same as conforming lot being built.

Mr. Jerman- seen this application many times, almost all approved last year, now denials overturned by Court, why not make best of bad situation, \$5-10K for appeal, no extras, no positive to deny, overturned with 100% certainty, good for neighbors, de minimis 2' eliminated, not even mentioned, back to 2 bedrooms, beautiful house, all drainage taken care of, please approve, there is no downside.

Ms. Apgar- maybe our Engineer can answer- in PLP- basements no longer allowed. Mr. Worth- last year in effect but these applications came before. Ms. Apgar- half crawl/half basement. Mr. Worth- that's for septic. Ms. Apgar- job of realtor to sell house, I would have bought in this neighborhood if 2 bedrooms, In America, any race, religion, creed can buy homes. Ms. Apgar- number of baths help with flooding. Mr. Worth- same footprint- same run-off, septic sized by bedrooms. Ms. Apgar- maybe architect can redesign, and hear from a realtor that they can sell a 2 bedroom. Ms. Fazio- ordinance does not require 2 bedrooms to be built. Ms. Fazio- reviews conditions- shed, stone parking, basement-no kitchen or bedrooms, drywell calculations. MR. Cook- no outside entrance to basement, no egress/ingress windows in basement, regardless of my opinion, have make decision on what we are required to do. Ms. Fazio- try to work with Mr. Jerman and the Court.

Motion to approve made by W. Cook and seconded by L. Fazio.

Roll Call: W. Cook-yes, L. Fazio- yes, B. Hay-no, neighbors say no benefit, built with 3 bedrooms effects septic, drainage issues and flooding, particularly this location, regardless of

direction, water is being added, hardship- self created (please don't laugh) Mr. Jerman interrupts- that's absurd. Mr. Reid- please don't speak or next time you will have to have an attorney. Mr. Hay continues- home not in same scale as others, create negative property values, talk with neighbors- moving fences, property lines, very skeptical how common agreements would work out. Ms. Apgar- this is difficult, would you add a sump pump in basement? Mr. Jerman- yes. Ms. Apgar- yes.

Motion to recess made by L. Fazio and seconded by W. Cook. Roll Call: All in favor.

Motion to return made by W. Cook and seconded by L. Fazio. Roll Call: All in favor.

Mr. Reid- #s6-10 on agenda will not be heard tonight, there is no quorum, adjourn all to April, no notice and waiver of time.

Mr. Cook opens for general public comment. Hearing none. Motion to close public comment made by W. Cook and seconded by B. Hay. Roll Call: All in Favor.

Adjournment: The meeting was adjourned at 8:49 p.m. on motion by W. Cook and seconded by G. Apgar. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary