

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
ZOOM MEETING  
Thursday, December 10, 2020**

**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, K. Vaccaro, H. Glen, C. Schwartz, P. Dambroski, S. Brustman, R. Arace  
Members Absent: W. Cook, M. Dwyer,

Also Present: C. Reid, Board Attorney, Mark Rohmeyer, Board Engineer

**Administrative Session:**

**Approval of Minutes:** November 12, 2020 meeting

Motion to Approve by: Mr. Glen, seconded by Mr. Schwartz

Roll Call: Mr. Glen-yes, Mr. Schwartz-yes, Messrs. Dambroski-yes, Arace-yes, Ms. Fazio-yes

**Correspondence:**

Mr. Reid reviews an email received from RC Shea & Associates, applicant's attorney for Case #20-39 requesting the case be carried to Thursday, January 28<sup>th</sup> meeting with notice of this application being required. Motion to Carry by: Ms. Vaccaro and seconded by Mr. Glen. Roll Call: Ms. Vaccaro-yes, Mr. Glen-yes, Messrs. Schwartz-yes, Dambroski-yes, Arace-yes, Ms. Brustman-abstain, Ms. Fazio-yes

**Professional Reports:** Nothing at this time from both professionals.

**Payment of Bills:**

#MTZBR7230 Invoice WW395634 for T & M Associates in the amount of \$281.75 for Case 19-22

#MTZBR6740 Invoice WW396970 for T & M Associates in the amount of \$941.00 for Case 15-51

#MTZBR7360 Invoice WW396971 for T & M Associates in the amount of \$80.50 for Case 19-36

#MTZBR7450 Invoice WW396972 for T & M Associates in the amount of \$645.25 for Case 20-44  
#MTZBR7510 Invoice WW396977 for T & M Associates in the amount of \$161.00 for Case 20-51  
#MTZBR7520 Invoice WW396978 for T & M Associates in the amount of \$176.22 for Case 20-54  
#MTZBR7500 Invoice WW396976 for T & M Associates in the amount of \$120.75 for Case 20-49  
#MTZBR7490 Invoice WW396975 for T & M Associates in the amount of \$161.00 for Case 20-48  
#MTZBR7470 Invoice WW396974 for T & M Associates in the amount of \$201.25 for Case 20-46  
#MTZBR74600 Invoice WW396973 for T & M Associates in the amount of \$161.00 for Case 20-45  
#MTZBR7560 Invoice WW396980 for T & M Associates in the amount of \$241.50 for Case 20-56

Motion to Approve by: Ms. Vaccaro seconded by Mr. Dambroski

Roll Call: Ms. Vaccaro-yes, Mr. Dambroski-yes, Messrs. Glen-yes, Schwartz-yes, Ms.

Brustman-yes, Ms. Fazio- yes.

### **MEMORIALIZATIONS:**

Memorialization of a variance to construct a single family dwelling on this 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 lot frontage of 75 feet where 100 feet is required and a lot width of 75 feet where 100 feet is required, the applicant is proposing a 2 story home, where 1.5 stories is permitted for undersized lots in the R10 zone which have a lot frontage of 90 feet or less. Applicant: Mark Properties, LLC Block 1.63 Lots 40-42 Third Avenue. Approved at the October 22, 2020 meeting. Case 2045

This resolution was **APPROVED** on a motion by S. Brustman and seconded by K. Vaccaro

**ROLL CALL VOTE:** Ms. Brustman-yes, Ms. Vaccaro-yes, Messrs. Glen-yes, Schwartz-yes, Dambroski-yes

Memorialization of a variance to construct a single family dwelling on this 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 lot frontage of 75 feet where 100 feet is required and a lot width of 75 feet where 100 feet is required, the applicant is proposing a 2 story home, where 1.5 stories is permitted for undersized lots in the R10 zone which have a lot frontage of 90 feet or less. Applicant: Mark Properties, LLC Block 1.308 Lots 14-16 Monmouth Avenue. Approved at the October 22, 2020 meeting. Case 2048

This resolution was **APPROVED** on a motion by S. Brustman and seconded by K. Vaccaro

**ROLL CALL VOTE:** Ms. Brustman-yes, Ms. Vaccaro-yes, Messrs. Glen-yes, Schwartz-yes, Dambroski-yes

Memorialization of a variance to construct a single family dwelling on this 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 lot frontage of 75 feet where 100 feet is required and a lot width of 75 feet where 100 feet is required, the applicant is proposing a 2 story home, where 1.5 stories is permitted for undersized lots in the R10 zone which have a lot frontage of 90 feet or less. Applicant: Mark Properties, LLC Block 1.30 Lots 34-36 First Avenue. Approved at the October 22, 2020 meeting. Case 2049

This resolution was **APPROVED** on a motion by S. Brustman and seconded by K. Vaccaro

**ROLL CALL VOTE:** Ms. Brustman-yes, Ms. Vaccaro-yes, Messrs. Glen-yes, Schwartz-yes, Dambroski-yes

Memorialization of a variance to construct a single family dwelling on this lot having a lot frontage of 50ft. on Pemberton Street where a minimum of 100 feet is required, and a lot width of 50 feet on Pemberton Street where a minimum of 100 feet is required, having an improvable lot area of 3,727 square feet where a minimum of 5,800 square feet is required. The applicant is proposing a 2 story home, where 1.5 stories is permitted for undersized lots in the R10 zone which have a lot frontage of 90 feet or less and the first floor is proposed 4.93 above crown average elevation where 4 feet is permitted. Applicant: Suburban Agency, Inc. Block 1.252 Lots 28-31 Twelfth & Pemberton. Approved at the October 22, 2020 meeting. Case 2046

This resolution was **APPROVED** on a motion by S. Brustman and seconded by K. Vaccaro

**ROLL CALL VOTE:** Ms. Brustman-yes, Ms. Vaccaro-yes, Messrs. Glen-yes, Schwartz-yes, Dambroski-no

Memorialization of a variance to construct a 1.5 story single family dwelling on this lot having an area of 7,500 square feet where 10,000 square feet is required, an improvable lot area of 2,422 square feet where 5,800 square feet is required, a lot frontage of 75 feet where 100 feet is required and a lot width of 75 feet where 100 feet is required, and a rear yard setback of 22 feet to the attached landing where 26 feet is required. Applicant: Vera Ramdeen Block 1.72 Lot 33 940 Broadway Blvd. Approved at the November 12, 2020 meeting. Case 2051

This resolution was **APPROVED** on a motion by H. Glen and seconded by C. Schwartz

**ROLL CALL VOTE:** Mr. Glen-yes, Mr. Schwartz-yes, Messrs. Dambroski-yes, Arace-yes, Ms. Fazio-yes.

Memorialization of a variance to construct a 3 season room addition which will encroach on the minimum rear yard setback of 13.4 feet where 20 feet is required. Applicant: Cecilia & Charles Bauer Block 71.06 Lot 39 57 Addlestone Lane. Approved at the November 12, 2020 meeting. Case 2054

This resolution was **APPROVED** on a motion by P. Dambroski and seconded by C. Schwartz

**ROLL CALL VOTE:** Mr. Dambroski-yes, Mr. Schwartz-yes, Messrs. Glen-yes, Arace-yes, Ms. Fazio-yes.

**APPLICATIONS:**

- |              |                    |                    |
|--------------|--------------------|--------------------|
| 1. Case 2053 | Alissa Ruerup      | Block 58 Lot 685   |
|              | 3390 Ridgeway Road | 3390 Ridgeway Road |
|              | Manchester, NJ     | Zone R40           |

MS. Fazio reviews variance request to construct a 2 story single family dwelling where variances are required for lot frontage and lot width along Ridgeway Road. The subject property has a lot frontage of 64.6 feet where a minimum of 200 feet is required and a lot width of 64.6 feet where 200 feet is required. Applicant was on meeting initially and is unable to join meeting again, experienced difficulty.

- |              |                    |                     |
|--------------|--------------------|---------------------|
| 2. Case 2055 | Rolando Aleman     | Block 54 Lot 697.10 |
|              | 3245 Ridgeway Road | 3245 Ridgeway Road  |
|              | Manchester, NJ     | Zone 40             |

Ms. Fazio reviews variance request to construct a 2 story single family dwelling where variances are required for lot frontage and lot width along Ridgeway Road. The subject property has a lot frontage of 133.27 feet where a minimum of 200 feet is required and a lot width of 133.27 feet where 200 feet is required. Applicant's Engineer is not on meeting, waiting for them to join to provide testimony.

Motion to Recess to allow both applicants time made at 7:18pm by Ms. Vaccaro and seconded by Mr. Dambroski. All in Favor.

Motion to close Recess made at 7:22pm by Ms. Brustman and seconded by Ms. Vaccaro. All in Favor.

Motion to carry both applications to the January 28<sup>th</sup> meeting made by Ms. Brustman and seconded by Ms. Vaccaro to allow both applications to have the necessary people available to provide testimony. All in Favor.

**Adjournment:** The meeting was adjourned at 7:26 p.m. on motion by Ms. Vaccaro and seconded by Ms. Brustman. All in favor.

Respectfully submitted,

Erin Mathioudakis  
Secretary