

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, August 28, 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 6:37 p.m. by Vice Chairman Bill Cook.
2. This meeting was 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: W. Cook, H. Glen, S. Galbreath, D. Tedeschi, B. Hay, G. Apgar, J. Petito
Members Absent: L. Fazio, G. Georgiano,
Also Present: C. Reid, Board Attorney, Charlie Cunliffe, Board Engineer
5. Oath of Office: Joseph Petito

Administrative Session:

Approval of Minutes: July 24, 2025 meeting.

Motion to approve made by H. Glen and seconded by D. Tedeschi. Roll Call: H. Glen- yes, D. Tedeschi-yes, G. Apgar- yes, W. Cook-yes.

Approval of Minutes: August 13, 2025 Special meeting.

Motion to approve made by H. Glen and seconded by D. Tedeschi. Roll Call: H. Glen- yes, D. Tedeschi-yes, S. Galbreath-yes, B. Hay- yes, G. Apgar- yes, W. Cook-yes.

Payment of Bills:

MTZB-R8770 for T&M Associates in the amount of \$338.00 for Case ZB25-02.

MTZB-R8740 for T&M Associates in the amount of \$1,309.00 for Case ZB24-48.

MTZB-R8800 for T&M Associates in the amount of \$407.50 for Case ZB25-06.

MTZB-R7821 for T&M Associates in the amount of \$244.50 for Case ZB25-01.

MTZB-R8340 for T&M Associates in the amount of \$326.00 for Case ZB24-07.

Motion to approve made by W. Cook and seconded by H. Glen. Roll Call: W. Cook- yes, H. Glen- yes, S. Galbreath- yes, D. Tedeschi-yes, B. Hay- yes, G. Apgar-yes.

Correspondence: Mr. Reid reviews correspondence from Robert Shea, with a request to carry Case 25-03 to the September meeting with a waiver of time.

Motion to carry Case 25-03 to September made by G. Apgar and seconded by D. Tedeschi. Roll Call: All in Favor.

Professional Reports: none.

APPLICATIONS:

Case 24-28

Jeffrey Jerman

Second Avenue

PO Box 922

Block 1.26 Lot 16

Point Pleasant, NJ

Zone R10

Mr. Cook reviews Whispering Woods Hearing: The purpose of this hearing is to present and discuss a proposed settlement agreement between the applicant and the Board. The settlement is intended to resolve the ongoing litigation, Docket no. OCN-L-402-25, Jeffrey R. Jerman v. Manchester Township Zoning Board of Adjustment. The Applicant is proposing revisions which will satisfy some concerns of the Board and increase safety. Those changes are eliminating the rear setback variance, moving the house forward, moving the stairs away from the driveway front and enhancing the interior. Jeffrey Jerman- owner/applicant and Mr. Bill Stevens- Professional Engineer- sworn in, Mr. Stevens credentials accepted. Mr. Reid- explains Whispering Woods Hearing- to discuss proposed settlement. Mr. Jerman Whispering Woods Hearing hopefully settle litigation, revised site plan and house plan, addresses concerns from the Board and for safety. Mr. Jerman marks exhibits A1- revised site plan and A2- revised house plan.

Mr. Jerman please explain revised plan, elimination of rear yard setback, house same footprint. Mr. Stevens- prior application had 24' rear setback, changed layout no complies with setback requirement. Mr. Jerman explain what it does to front, Mr. Stevens- moves house forward, more in compliance with other homes on the block. Mr. Jerman and the stairs in front of the drive, Mr. Stevens- not good or safe condition before, stairs moved to front with walkway to drive, door centered, better now. Mr. Jerman- and the interior enhancements? Mr. Stevens- significant change, all three bedrooms upstairs, open 1st floor plan, small home- feels larger. Mr. Jerman- superior plan to the original, Mr. Stevens- yes, with the stair relocation. Mr. Jerman- with the plan before- overturned by the Court would include no extras now, like shed, sump pump, Mr. Stevens- correct, now with other conditions from other applications, would agree to them on this application. Mr. Jerman- beneficial to everyone, neighbors, Township? Mr. Stevens- yes. Mr. Jerman- superior and better plan. Mr. Cunliffe- from 4' to 8' porch? Mr. Jerman- yes, increases conformity with neighborhood. Mr. Cunliffe- also allows bedrooms upstairs, still same box as before, Mr. Jerman- yes. Mr. Cunliffe- no bedrooms or kitchen in basement, comply with tree ordinance, Mr. Jerman- yes. Mr. Cunliffe- retaining wall on adjacent lot, Mr. Jerman- to make sure nothing on their property, asked for wall before construction starts, can't do this. Mr. Stevens- it's a finish product. Mr. Cunliffe- retaining wall in rear, Mr. Jerman- discussed but no reason to do. Mr. Cunliffe- willing to consider it, Mr. Jerman- not necessary- grading done for a purpose. Mr. Cook- is that the drywell, Mr. Jerman- no that's in the corner with the wall. Mr. Cunliffe- gravel parking, Mr. Jerman- not any more. Mr. Cunliffe- test pits? Mr. Jerman- yes. Mr. Cunliffe- to help with run-off concern, re-charge trench along drive. Mr. Jerman- here's the problem 2'x15', leave 1.5' of what- grass- really hard to mow, unless there's a drainage issue- driveway sloped appropriately. Mr. Cunliffe- leaves 3' of grass. Mr. Jerman- just not a very good situation, already over-comply with grading and drainage. Mr. Cunliffe- 2' re-charge and 3' of grass- not unreasonable ask. Mr. Glen- gravel driveway- removed- why? Mr. Reid- local ordinance- no parking- need paved surface, attenuate stormwater would have to give variance, trench depressed creates issue. Mr. Glen- already here because goes against ordinance, Engineers say benefit to have. Mr. Reid- yes catch all phrase, yes, Board has authority to grant. Mr.

Jerman- before yes but stone only compacts over time. Mr. Cook- house moved forward- decreased area between. Ms. Mathioudakis- explains from Code enforcement standpoint- how to tell which home has variance versus which does not. Mr. Reid- yes but Code can maintain a list. Ms. Mathioudakis- over 60 violations issued for this, Mr. Reid- can't be that many in PLP, Mr. Jerman- 100's. Mr. Cunliffe-complies with RSIS- railroad tie, stone trench along drive- best option. Mr. Glen- both Engineers said benefit. Mr. Jerman- this brought up over concern of flooding, Court said Board cannot consider grading and drainage, half a drain issue on these half lots, conforming lots are not subject to these conditions- agreed to stone parking, Engineer-trench instead. Mr. Tedeschi- could do pervious driveway. Mr. Jerman- not going to happen-becomes impervious- pervious driveways don't work. Ms. Apgar- house moved forward- no alignment looks unsightly, Mr. Stevens- no this is generally more in line, Mr. Jerman- makes more in line- better. Ms. Apgar- with all of this all trees removed, all water goes downhill, park on top of septic will damage over time. Mr. Jerman- no one does. Ms. Apgar- they do, prefer 2 bedrooms, Mr. Jerman- plan denied before, Court overturned, no extras then like the shed-making plan better. Ms. Apgar- aware of all of this, add driveway trench, Mr. Jerman- I agreed to that. Mr. Cunliffe- 2' wide with 3' of grass- could discuss landscape, get desire for gravel park but invites unintended consequences, re-charge picked up on drive. Ms. Apgar- has basement, Mr. Stevens, Ms. Apgar- any bedrooms or kitchen, Mr. Jerman- no. Mr. Glen- plot plan on west side, Mr. Stevens- existing condition to be removed. Ms. Apgar- do we have a picture board, Mr. Stevens- we do from the precious application.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENTS.

Lisa Gould- sworn in- I'm the house to the right, run-off comes toward my house, Mr. Stevens- retaining wall side, Ms. Gould- yes; teacher, 30 years in Manchester, ten years here at this property, on July 31st large storm, came pouring into my property, house built in 1978, my house is lower, have concerns, we've already added soil on our property, water goes tight through my backyard, I see this happening. Mr. Reid- maybe Mr. Stevens can explain run-off mitigation. Mr. Stevens- once constructed drainage from front will run to the street and right rear corner will have drywell, see your elevations yours contours front to back, no water from our property to yours. Ms. Gould- you hope, Mr. Stevens- no, Engineering says. Mr. Reid- and the wall, Mr. Stevens- about 15' added all the way down the property line. Mr. Cunliffe- no sheetflow, pitch forward toward Second, also provide second drywell. Mr. Stevens- yes that is true. Mr. Cunliffe- wall has reveal- about 6". Mr. Stevens- will make it clear. Ms. Gould- would like to see done before construction, Mr. Stevens- hate to see it beat up, Ms. Gould- water pushed like trench, Mr. Jerman- decrease the flow, Mr. Stevens- situation will be better.

Kristen Mize- sworn in- if approved, still an issue after build, what happens then? Mr. Reid- Board considers impact, testimony is impact will get better, complies with grading and drainage ordinance, did it worsen or improve conditions. Ms. Mize- with a basement versus none, Mr. Stevens- no change to run-off. Ms. Mize- with trees gone- more and more animal displacement. Mr. Stevens- meets Ordinance requirements. Ms. Gould- PLP- not just two trees on a lot, we have to deal with all the issues. Ms. Mize- drainage a huge concern. Mr. Cunliffe- submits plans, issued a compliance letter, Township Engineer reviews also, 2nd drywell- deed restrictions- no shed on top, no removal, homeowner maintains. Mr. Jerman- never heard of them doing this. Mr.

Cunliffe- it doesn't cost you anything, Mr. Jerman- can do to ease concerns. Ms. Mize- very emotional, very fresh for us.

Laura Serrani- sworn in- property is very small, Mr. Jerman bought and sold other property and kept properties he can't build on, so many factors- not just one house, not just one variance, you build it and go away- so many safety issues.

Mr. Cook- yes, we were told this many times- not buildable, Mr. Jerman has been denied- Court says Board can't deny use of property- remanded to Board- Board cannot consider drainage, that's a Township issue, what we are doing is trying to make it a better application.

Mr. Reid- judge sent back to us, 100s of cases all over NJ, case sets precedence- Dallmeyer-all boxes checked, they've done everything- go back and make it best they can be, here this is a give and take, this is a settlement. Ms. Mathioudakis- Dallmeyer dates back to the 80s. Mr. Reid- judge in case quotes 50-60 cases, Dallmeyer really a summary of previous cases. Mr. Cunliffe- guardrails or safeguards disappear if Court overturns. Ms. Mize- we understand. Mr. Cunliffe- Board can ask for reasonable conditions. Mr. Jerman- all of these improvements would go away.

Alice DeVito- sworn in- issues with standing water- any issues with mold? Mr. Stevens- my testimony is we are not sending any water to their property.

CLOSED TO QUESTIONS AND COMMENTS.

Mr. Cook- reviews conditions- trench east side, shed, sump pump, trees, retaining wall- 15'-20', Mr. Cunliffe- extend south line west, 6" reveal. Mr. Reid- extension, Mr. Stevens- yes. Mr. Hay- for septic- remove and replace dirt- give to neighbors? Mr. Jerman- if needed they can have it. Ms. Apgar- small lot, 10' between, what is distance between houses? Mr. Jerman- 37'- more than 30'. Mr. Hay- how many houses on this side, Mr. Jerman- fourth house with this, Mr. Stevens- vacant corner lot, Mr. Jerman- Township owned, Mr. Stevens- small basin. Mr. Cook- deed restrictions.

Motion to approve made by W. Cook and seconded by H. Glen. Roll Call: W. Cook- yes, H. Glen- yes, S. Galbreath- no, D. Tedeschi-yes, B. Hay- no, G. Apgar-no, J. Petito- yes.

Motion to recess (7:52) made by D. Tedeschi and seconded by H. Glen. Roll Call: All in Favor.

Motion to return (7:59) made by D. Tedeschi and seconded by H. Glen. Roll Call: All in Favor.

Case 24-29	Jeffrey Jerman	Seventh Avenue
	PO Box 922	Block 1.136 Lot 16
	Point Pleasant, NJ	Zone R10

Mr. Cook reviews Whispering Woods Hearing: The purpose of this hearing is to present and discuss a proposed settlement agreement between the applicant and the Board. The settlement is intended to resolve the ongoing litigation, Docket no. OCN-L-953-25, Jeffrey R. Jerman v. Manchester Township Zoning Board of Adjustment. The Applicant is proposing revisions which will satisfy some concerns of the Board and increase safety. Those changes are eliminating the rear setback variance, moving the house forward, moving the stairs away from the driveway front and enhancing the interior. Jeffrey Jerman- owner/applicant and Mr. Bill Stevens-

Professional Engineer- sworn in, Mr. Stevens credentials accepted. Mr. Jerman- whispering wood hearing to propose revisions, many benefits. Mr. Jerman marks exhibits A1- revised site plan and A2- revised house plan. Mr. Jerman- explain rear yard setback, Mr. Stevens- no longer being requested. Mr. Jerman- move house forward what does that do, Mr. Stevens- more uniform, fits character of neighborhood. Mr. Jerman- original plans stairs in front of driveway- potentially dangerous, moved to middle of house, enhanced interior and exterior. Mr. Stevens- redesign- front door centered, more symmetric, before bedroom on first floor, now all three upstairs, open floor plan, more roomy. Mr. Cunliffe- like last application, Mr. Stevens- really tried to with grading, more of a border than a wall, Mr. Cunliffe- 4-5' wall, Mr. Stevens- correct. Mr. Cunliffe- water table, trench on east side, Mr. Jerman- okay. Mr. Cunliffe- porch change from 4' to 8', Mr. Jerman- more in conformity with neighborhood. Mr. Glen- trees on property over 100' tall, leave one or two of those, Mr. Jerman- Mr. Stevens- will evaluate, mostly pines though, Mr. Glen- 100' tall, ashamed to see them go. Mr. Jerman- I like big trees, just not pines. Ms. Apgar put more than two trees, Mr. Jerman- sure. Mr. Reid- how many? Ms. Apgar- four? Mr. Jerman- three, four if we can fit it. Ms. Apgar- I think will look okay, only two bathrooms, helps with water? Mr. Stevens- no, septic based on bedrooms. Ms. Apgar- no bathrooms, no closet, no bedrooms in basement. Mr. Jerman- no. Ms. Apgar install sump pump? Mr. Jerman- yes. Mr. Hay- very small space between driveway and septic. Mr. Cunliffe- that's purview of Board of Health, condition their approval. Mr. Stevens- 15' to dunce, no requirement to driveway. Ms. Apgar- fence around garbage cans, Mr. Jerman- yes. Mr. Stevens- fence on east side 10' wide, Mr. Jerman- 5' wide so garbage can go around.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENTS.

Robert Seden-sworn in- this will make 6th house on block, most have five, seepage pit always filled with water, what happens to it after, that now pools, where do we go if an issue. Mr. Stevens- on east side- his drains, designed to continue forward to street westerly or to right rear corner. Mr. Seden- where your driveway is depicted is a lake right now. Mr. Stevens- roof through pipes away from your property. Mr. Seden- paved now so more water, Mr. Jerman- trench along driveway. Mr. Seden- no garage here so doesn't conform or fit. Mr. Seden- what about light, air and open space- all my yard will die with tree removal, where will the mailbox be, parking only for one car. Mr. Stevens- two cars. Mr. Seden- three bedroom house potentially six cars, re-examine septic, Mr. Cook- Board of Health approval. Mr. Seden- would like all concerns addressed- no garage- really out of place. I have five pictures- water in the street, pooling on this lot, Mr. Reid who took these and when, Mr. Seden- I did and February 20th. Mr. Jerman- not applicable- settlement issue. Mr. Reid- objection noted, marked as exhibits O1.

Mr. Jerman- I acknowledge drainage problems in PLP, almost always drainage issue when it rains, Township issue- Township slowly addressing it. Mr. Seden- maybe put building on hold until drainage problem is addressed, putting cart before the horse here. Mr. Reid- Court says can't make property owner wait to wait for Township, Township is trying, as long as application complies with grading and drainage ordinance, Board cannot address, as far as air, light and open space- really about setbacks and height. Mr. Seden- what about shade- it is very important. Mr. Reid- you're the first to say this, is it full sun versus shade. Mr. Seden- shade now, with full sun would burn everything, lose all my plants.

CLOSED TO THE PUBLIC.

Ms. Apgar- I do remember you from the last time and we do hear you. Mr. Cunliffe- block wall on westerly side makes good Engineering sense. Mr. Jerman- fence along that side and neighbors drive, 8" wall. Mr. Stevens-2 quarter, Mr. Cunliffe- 6" lip both sides, landscape block. Mr. Seden- block on my property? Mr. Cunliffe- swales graded, hard wall on yours would dam up on your side. Mr. Seden- elevations change though, Mr. Stevens- it's your onto ours, Mr. Seden- raise elevations, Mr. Stevens- follow existing pattern, water flows away from yours. Mr. Seden- my new neighbor complains about my water. Mr. Jerman- not to this application, wall would dam up water, create negative impact. Ms. Apgar- install fence, Mr. Jerman- not necessary, Ms. Apgar I know but none there, how far to his house, Mr. Jerman- 21'. Mr. Seden- cantilever window so 17-18' to property line.

Mr. Reid- Board understands authority, light, air, open space- setbacks met, deed restrictions- not favorable, be careful of conditions. Ms. Apgar- install additional trees, Mr. Jerman- yes. Mr. Cunliffe- commit to three, four if can. Mr. Reid- rules are the ordinances, Board does not have authority to ask for more. Ms. Mathioudakis- can ask- if applicant amenable. Mr. Jerman- yes I do agree to most conditions to make case more agreeable, so it doesn't revert to original plan. Ms. Apgar- this property in flood study? Mr. Cunliffe- Mr. Worth did not flag this property in study. Mr. Cook- reviews conditions- shed, 3 trees, possibly 4, additional drywell, Mr. Jerman- drywell in rear, Mr. Cook- no bedrooms or kitchens in basement, landscape block, trench along driveway, fence 5' width- screening for trash.

Motion to approve made by D. Tedeschi and seconded by H. Glen. Roll Call: D. Tedeschi- yes, H. Glen- yes, S. Galbreath- no, B. Hay- no, G. Apgar- yes, J. Petito- yes, W. Cook- yes.

Case 24-33	Jeffrey Jerman	Seventh Avenue
	PO Box 922	Block 1.127 Lot 19
	Point Pleasant, NJ	Zone R10

Mr. Cook reviews Whispering Woods Hearing: The purpose of this hearing is to present and discuss a proposed settlement agreement between the applicant and the Board. The settlement is intended to resolve the ongoing litigation, Docket no. OCN-L-766-25, Jeffrey R. Jerman v. Manchester Township Zoning Board of Adjustment. The Applicant is proposing revisions which will satisfy some concerns of the Board and increase safety. Those changes are eliminating the rear setback variance, moving the house forward, moving the stairs away from the driveway front and enhancing the interior. Jeffrey Jerman- owner/applicant and Mr. Bill Stevens- Professional Engineer- sworn in, Mr. Stevens credentials accepted.

Mr. Jerman- whispering wood hearing to propose revisions, many benefits. Mr. Jerman marks exhibits A1- revised site plan and A2- revised house plan. Mr. Jerman- explain rear yard setback, Mr. Stevens- no longer being requested. Mr. Jerman- move house forward what does that do, Mr. Stevens- more uniform, fits character of neighborhood. Mr. Jerman- main improvement stairs moved away from front of driveway, Mr. Stevens- stairs centered to doorway, small service walkway, definite improvement. Mr. Jerman- still the same footprint? Mr. Stevens- remains unchanged. Mr. Jerman- other benefits, Mr. Stevens- all the other previous conditions, shed, stormwater, etc. Mr. Cunliffe- trench in lieu of parking, Mr. Stevens- yes. Mr. Cunliffe- two tree

minimum, three possibly four? Mr. Jerman- yes. Mr. Glen- west side wall half way, Mr. Stevens- correct, yes property is significantly higher. Mr. Glen- toward 7th no indication of elevation, Mr. Stevens- 67 contour, their grade comes toward ours. Mr. Cunliffe- channeled that, Mr. Stevens- correct. Mr. Cunliffe- small 5' wide fence, Mr. Jerman- yes, driveway side. Ms. Apgar is house closer to Champlain or, Mr. Stevens- closer to Beacon. Ms. Apgar- can we see picture board, house between 2 ranches, Mr. Stevens- no, 2 story home. Ms. Apgar all have garages, Mr. Jerman at least two don't, 90% of houses built in PLP without garages. Ms. Apgar- yeah yours, Mr. Jerman- no, other builders too. Mr. Cunliffe- a little disingenuous, if all undersized lots are being built, Mr. Jerman- no talking about conforming lots. Ms. Apgar- brick looking homes currently, yours are all white, Mr. Jerman- in my opinion white looks beautiful. Ms. Apgar I suppose with roof will cut down on impact, Mr. Jerman- for sure.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENTS. Hearing none. CLOSED TO THE PUBLIC.

Mr. Cook reviews conditions, she, sump pump, east landscape, additional drywell- not covered or removed, 5' fence for trash. Mr. Jerman- Mr. Reid is right almost all deed restrictions are overturned, presents problems. Mr. Reid- in speaking with another attorney-deed restrictions not favored. Ms. Apgar- finished basement no bedrooms, Mr. Jerman- no. Mr. Cunliffe- no egress/ingress windows.

Motion to approve made by D. Tedeschi and seconded by H. Glen. Roll Call: D. Tedeschi- yes, H. Glen- yes, S. Galbreath- no, B. Hay- no, G. Apgar- yes, J. Petito- yes, W. Cook- yes.

Case 24-50	Jeffrey Jerman	Sixth Avenue
	PO Box 922	Block 1.105 Lot 9
	Point Pleasant, NJ	Zone R10

Mr. Cook 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- owner/applicant and Mr. Bill Stevens- Professional Engineer- sworn in, Mr. Stevens credentials accepted. Mr. Jerman introduces the following exhibits:

A1: aerial photo
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:3 adjoining property owners, Lot 5- no response, lot 12- no response, Lot 39- no response.

Mr. Jerman- typical 75'x100 lot- most built with variances granted, lot big enough to comport with neighborhood. Mr. Jerman what variances are sought? Mr. Stevens-R10 zone in PLP, lot area, lot width, lot frontage, improvable lot area, property located between Manchester and

Bismarck, typical 75x100, serviced by municipal water and septic. Mr. Jerman- main bulk variance 7500 versus 10000 sufficient area for a 3 bedroom, 3 bath home, Mr. Stevens- it is, home fits, meets all R10 setbacks. Mr. Jerman- frontage and width enough, Mr. Stevens- yes for home proposed with 18' wide driveway with four cars and with septic. Mr. Jerman- with improvable lot area, any constraints, Mr. Stevens- smaller lot, smaller house. Mr. Jerman- all setbacks met, Mr. Stevens- yes. Mr. Jerman without variance anything else, Mr. Stevens- zoned residential, as a Planner, only use is residential. Mr. Jerman any detriment to public good or master plan, Mr. Stevens- no, no substantial detriment in my opinion, meets R10 zone requirements, right answer for development of this property. Mr. Jerman- opinion of variety of homes and how fits, Mr. Stevens- this block of 6th Avenue newer homes, 2 story on each side, 2 lots 75x100 with Capes, Mr. Jerman one away actually, Mr. Stevens- correct. Mr. Jerman can you describe the house, Mr. Stevens- subject property with Cape to conform to undersized lot ordinance, height met, partial basement with crawl, three bedroom ,three bathroom home, approximately 2,722sf. Mr. Jerman- referring to picture board again 75' Capes, Mr. Stevens- very similar. Mr. Jerman- approved before, pretty common approval, Mr. Stevens- yes think more than just these two. Mr. Jerman- yes several in this area of PLP, Mr. Stevens- a half a dozen in 9 blocks. Mr. Jerman- meets undersized lot ordinance- any violation to light, air or open space? Mr. Stevens- setbacks met, along with height so no there is not. Mr. Jerman- outside of acquiring additional land any way to mitigate, Mr. Stevens- existing isolated lot only through the buy/sell process. Mr. Jerman- any reason to not approve, Mr. Stevens- both positive and negative criteria met, so no. Mr. Reid- the nine blocks, Mr. Stevens- mixture of homes, newer larger homes, 2 stories, plus 2 Capes. Mr. Reid- how many stories is this, Mr. Stevens- 1.5 story. Mr. Tedeschi- Engineering letter page 8, several items not addressed. Mr. Jerman- for resolution compliance, generally not done before variance, Mr. Stevens- generally wait until after approval, especially for explanation to neighbors, four test pits on all lots required. Mr. Reid- condition of approval. Mr. Cunliffe- site specific compliance, Mr. Stevens- yes. Mr. Cunliffe- three trees, commit to additional trees, Mr. Jerman- yes. Mr. Cunliffe- 8' porch before now 4' what are you presenting, Mr. Jerman- no change to the plans whatsoever. Mr. Stevens- case law dictates, build what was approved. Mr. Cunliffe- how is water pitched, Mr. Stevens- flows in southwest pattern, will try to mimic existing pattern, low point in rear, build earthen berm, grading south, depress our property, hard to depict, can't enter other people's property. Mr. Cunliffe- no additional run off to other property, Mr. Stevens- correct. Mr. Cunliffe- accepting run-off from other property, Mr. Stevens- yes. Mr. Cunliffe- recharge trench on driveway any issue, Mr. Jerman- no. Mr. Cunliffe- no egress/ingress windows in basement, Mr. Jerman- correct. Mr. Cunliffe- did you build any of these 75x100, Mr. Jerman- really can't say, not familiar with those. Mr. Cunliffe- comply with RSIS but those have garage, Mr. Jerman- not what is being built right not. Mr. Cunliffe- just looking at floor plan, no closets in these rooms, Mr. Jerman- nope, built as shown. Mr. Cunliffe- drywell in northeast corner any issue, Mr. Jerman- none. Mr. Hay- septic handle four bedrooms, Mr. Stevens- designed for three bedrooms. Mr. Hay egress windows in study and play room, Mr. Stevens- standard residential windows. Ms. Mathioudakis- if change to bedroom first step to review septic plan, Mr. Hay- yes but closet can be done without anyone knowing. Ms. Apgar- leave some healthy trees, Mr. Jerman- will look into that- yes. Ms. Apgar- everything is tight but spaced okay. Mr. Cook- correct plot plan to 1.5 story.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENTS.

Claudia Sachs-sworn in- is there a limit to your greed? Mr. Jerman- I'm not answering that. Ms. Sachs- you have a habit of doing this, that lot is an ecosystem, how many square feet is the house, Mr. Jerman- 2700sf. Ms. Sachs- 2100sf is my house, water pools in front of neighbors, where does it go now, Mr. Jerman- already explained by Mr. Stevens- 2 drywells, trench along driveway. Ms. Sachs- very upset about this, sad about trees, trees block noise from 37, now all noise will be heard, love animals and trees, very upset. Mr. Jerman- your lot was trees at one point, Ms. Sachs- if I knew about how many were cut maybe not my lot.

Yitchok Brody- not protesting, don't mind idea of the house, gate between? Mr. Cook a gate? Mr. Brody a fence actually. Mr. Cunliffe- facing on left to property, Mr. Brody- yes. Mr. Jerman- I'll do a fence. Mr. Reid- type of, Mr. Hay-white vinyl. Mr. Reid- 6' white vinyl fence, Mr. Hay- will it match others, Ms. Apgar- yes, Mr. Cook- east side, Mr. Jerman- yes and fence for trash. Ms. Apgar for the trees leave what you can and add two, Mr. Jerman- sure. Mr. Hay- have to be careful with disruptions to roots, Mr. Stevens- would really have to look, Ms. Apgar- go look, Mr. Jerman- yes. MR. Cunliffe- southeast corner-save viable good healthy trees plus add three trees.

CLOSED TO THE PUBLIC.

Ms. Apgar- PLP petition not build anymore, until sewers or Township not sell anymore lots. Mr. Reid- can but not at this level. Ms. Apgar- anyone can approach Environmental Commission, Mr. Reid- not sure hoe EC works. Mr. Jerman- Township never sells these lots unless to adjacent owner. Mr. Cook reviews conditions- 3 trees, tree save, no e/I windows in basement, 8x10 shed, trash screen, 6' vinyl fence east side, Ms. Mathioudakis- gap between fence, Mr. Stevens- no add gate. Mr. Cunliffe- test pit, septic design- 3 bedrooms, no intent to add closet in any first floor spaces.

Motion to approve made by D. Tedeschi and seconded by B. Hay. Roll Call: D. Tedeschi-yes, B. Hay- yes, H. Glen- yes, S. Galbreath- yes, G. Apgar- yes, J. Petito-yes, W. Cook- yes.

Motion to carry case 24-38 and 24-39 to November meeting with no notice and waiver of time from Mr. Jerman until November 14th made by D. Tedeschi and seconded by H. Glen. Roll Call: All in Favor.

Adjournment: The meeting was adjourned at 10:32 p.m. on motion by D. Tedeschi and seconded by H. Glen. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary