

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, January 22, 2026**

**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 6:47 p.m. by Chairman Bruce Hay.
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: W. Cook, D. Tedeschi, G. Apgar, J. Petito, J. Markowski, N. Charlton, B. Hay

Members Absent: G. Georgiano

Also Present: D. Rumpf, Board Attorney, Jason Worth, Board Engineer

Administrative Session:

Approval of Minutes: September 25, 2025 meeting.

Motion to approve made by W. Cook and seconded by D. Tedeschi.

Roll Call: W. Cook- yes, D. Tedeschi- yes, G. Apgar- yes, B. Hay- yes.

Payment of Bills:

MTZB-R8840 for T&M Associates in the amount of \$140.25 for Case ZB25-10.
MTZB-R8390 for T&M Associates in the amount of \$344.00 for Case ZB24-13.
MTZB-R8820 for T&M Associates in the amount of \$233.75 for Case ZB25-08.
MTZB-R8830 for T&M Associates in the amount of \$93.50 for Case ZB25-09.
MTZB-R8850 for T&M Associates in the amount of \$93.50 for Case ZB25-11.
MTZB-R8890 for T&M Associates in the amount of \$1032.00 for Case ZB25-15.
MTZB-R8900 for T&M Associates in the amount of \$1032.00 for Case ZB25-16.
MTZB-R8910 for T&M Associates in the amount of \$1032.00 for Case ZB25-17.
MTZB-R8370 for T&M Associates in the amount of \$344.00 for Case ZB24-11.
MTZB-R8540 for T&M Associates in the amount of \$46.75 for Case ZB24-28.
MTZB-R8550 for T&M Associates in the amount of \$46.75 for Case ZB24-29.
MTZB-R8650 for T&M Associates in the amount of \$46.75 for Case ZB24-39.
MTZB-R8640 for T&M Associates in the amount of \$46.75 for Case ZB24-38.
MTZB-R8620 for T&M Associates in the amount of \$46.75 for Case ZB24-36.
MTZB-R8590 for T&M Associates in the amount of \$46.75 for Case ZB24-33.
MTZB-R8790 for T&M Associates in the amount of \$860.00 for Case ZB25-05.

MTZB-R8870 for T&M Associates in the amount of \$953.50 for Case ZB25-13.
MTZB-R8880 for T&M Associates in the amount of \$430.00 for Case ZB25-12.
MTZB-R8740 for T&M Associates in the amount of \$1264.00 for Case ZB24-48.

Motion to approve by W. Cook and seconded by D. Tedeschi. Roll Call: W. Cook- yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito-yes, J. Markowski- yes, N. Charlton- yes, B. Hay- yes.

Correspondence: none.

Professional Reports: none.

Memorializations:

Memorialization of an application 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. Applicant: Kozek Development Fifth Avenue Block 1.112 Lot 34. Approved with conditions at the December 11, 2025 meeting. Case 25-08

Motion to approve made by W. Cook and seconded by D. Tedeschi. Roll Call: W. Cook- yes, D. Tedeschi- yes, G. Apgar- yes, J. Markowski- yes, B. Hay- yes.

Memorialization of an application to construct a 12x12 sunroom which encroaches into the rear yard setback, where a setback of 20ft. is required and 9.5ft. is proposed. Applicant: Christopher Johnston 39 Tarworth Terrace Block 52.03 Lot 168. Approved at the December 11, 2025 meeting. Case 25-09.

Motion to approve made by W. Cook and seconded by D. Tedeschi. Roll Call: W. Cook- yes, D. Tedeschi- yes, G. Apgar- yes, J. Markowski- yes, B. Hay- yes.

Memorialization of an application to construct to a 2 story dwelling, currently under construction, with a basement requiring variances for a rear yard setback, where 26ft. is required and 21.5ft is proposed and for a first floor elevation where the first floor elevation shall not be less than 2ft, nor more than 4ft above the average elevation of the crown of the road in front of the property, where 7.43ft. is proposed. Applicant: Angel & Brenda Rivas 1932 First Avenue Block 1.13 Lot 16.01. Approved at the December 11, 2025 meeting. Case 25-10.

Motion to approve made by D. Tedeschi and seconded by W. Cook. Roll Call: D. Tedeschi- yes, W. Cook- yes, G. Apgar- yes, J. Markowski- yes, B. Hay- yes.

Applications:

Case 25-07	Jami Investment Realty, LLC	2865 Wilbur Avenue
	2685 Wilbur Avenue	Block 4 Lot 9
	Manchester, NJ	Zone- OP

Mr. Hay reviews applicant's request for preliminary and final site plan approval, a use variance, bulk variance and design waiver relief to permit the installation of a 990sf pole barn, asphalt apron, stone driveway, stone parking area, equipment and material storage area and stormwater

basin for landscaping contractor use on the property where there is an existing single family dwelling, wood patio, paver patio and shed at subject property. The Applicant also seeks bulk variance relief from the OP zone residential buffer for the adjacent residential zone where 50 feet is required and 30 feet is proposed. The Applicant further seeks design waiver from paved parking areas, concrete curbs, defined load areas and trash enclosure. Mr. John Rentschler - applicant's attorney present. Mr. Rob Harrington- East Coast Engineering- Applicant's Engineer- sworn in and credentials accepted.

Mr. Rentschler could you describe the variance request. Mr. Harrington introduces exhibit A1- aerial photo of property, south side of Route 70, fronts on Wilbur, create by minor subdivision in 1969, 2.3 acres, existing 2 story home, Wilbur extends past property, Ocean County landfill to the East, south side- medical building recently approved, west side- residential- in OP zone, R10 encompasses, looking at the site plan- use as place to store landscape equipment, new drive on Wilbur, stone cover, 990sf pole barn, fenced area, intend to store dry goods with safety lighting, T&M review letter from Sept. 12th- sheet 5, variances needed- 3 bulk, OP zone requires 200' frontage, this property over in area, large property just narrow, small shed 23' versus 50'. Two uses on property, existing single family not permitted in the OP zone, second landscape business, buffer variance- 50' required, 30' proposed with 6' vinyl fence, requesting waivers- paved parking first 40' only, not open to the public, strictly storage of equipment, nature of vehicles would hurt pavement. Mr. Hay- strictly storage, no deliveries, no shopping, Mr. Rentschler- correct, storage only, may have some decorative stone leftover from jobs. Mr. Harrington- designated load zone- doesn't operate as retail, no organized parking zone, trash enclosure- applicant has small roll off dumpsters at job sites- off-site and goes to Ocean County landfill, the hours Monday through Saturday *am to 5pm, vehicles picked up taken to jobs, drivers only, then parked and stored. Ms. Charlton- employee parking? Mr. Harrington- no, employees go to job site, no work here. Ms. Charlton- shows employee lot, Mr. Harrington- 4 vehicles for those who pick up trucks. Mr. Rentschler- applicant owns house, the residents are employees, already on site, no others- three people only. Mr. Harrington- to show adequate parking, describes 4 spots to show room enough, materials leftover, some pavers, stones, pallets, no large area of materials, some on site but not everywhere, some blue stone but the majority will be storage of equipment. Mr. Worth- with pallets, pavers, what sub-base material, stormwater piping? Blocks? Mr. Harrington- applicant to testify. Mr. Rentschler- decorative stone, Mr. Worth- how will the surface be treated there. Mr. Harrington- just stone, not much else, no large quantities, pavers on pallets, no signage, no public. Mr. Harrington continues- traffic impact- very little, a.m. trips and p.m. trips 5010/day. Mr. Hay- commercial vehicles delivered, what's weight limit on road. Mr. Harrington- 2 axle trailers. Mr. Hay no road damage, Mr. Worth no commercial deliveries? Mr. Harrington- that's my understanding. Mr. Worth- just leftover materials from jobs. Mr. Rentschler- easier for materials to be delivered to job site not to here. Ms. Apgar- this off Brent Ave, off 571 into Wilbur, Mr. Harrington- no other side of Route 70. Mr. Harrington- will have buffer plus 6' vinyl fence, also stockade and chain-link, applicant willing to do trash enclosure if Board wants, add light on pole barn. Mr. Worth additional details, Mr. Harrington- yes, item 6- screening- evergreens proposed, supplement where appropriate and where Mr. Worth requires, Board Engineer says solid fence along rear, items 7 & 8, stormwater- add gutters and re-charge, site slopes to rear, items a-n, agree to amend report and proposed changes. Mr. Worth- do permeable test- report results on site plan, come back if necessary, Mr. Harrington- yes, also Pinelands not applicable but yes to all others. Ms. Apgar- white vinyl fence, MR. Harrinton- yes, Ms. Apgar- match house, Mr. Harrington- yes. Mr. Cook- extra material- load onto truck? Mr.

Harrington- applicant question. Mr. Cook- what is circle in middle? Mr. Harrington- turning radius, truck with trailer- not to have to back-up. Mr. Cook- truck with trailer make left onto 70- very difficult, storage area rather large for materials. Mr. Harrington- it's room for maneuverability. Mr. Cook- how many trucks, Mr. Harrington- 40-50 pieces of equipment, roll-off, Mr. Cook- roll-off here? Mr. Harrington- yes- 20yd dumpster. Mr. Tedeschi- size of oil tank, Mr. Harrington- I believe 250. Ms. Charlton- residents in home, Mr. Harrington- yes. Ms. Apgar- looks residential from the street- everything else in rear, Mr. Harrington- 150' from road. Ms. Apgar- see this from the road? Mr. Harrington- you shouldn't. Mr. Hay- rental home? Mr. Harrington- 2 employees. Mr. Hay- road weighted for what, Mr. Harrington- not known. Mr. Hay- homes there- concerned with noise this better format or reversed, Mr. Harrington- buffer there, Mr. Hay no way to get to 50', Mr. Harrington- believe less intense use than OP. Mr. Markowski- Richmond to 571 to Wilbur, Mr. Harrington- yes. Mr. Markowski- Route 70 to go left very difficult, worry about left onto Richmond through residential. Mr. Harrington- a couple in a.m. and couple in p.m., not very active site. Ms. Apgar- trailer sizes? Mr. Harrington- applicant question. Mr. Worth- use variance- landscape business and residential, not seeking subdivision, any approval runs with land forever, must abide by all conditions, no employees to site, does disturbance have to be this large? Explain all this equipment, how much noise emitted? Mr. Harrington- very little- starting vehicles- driving to another site. Mr. Worth- back up alarms, Mr. Harrington- a.m. to site, returned in p.m.. Mr. Worth- 8a.m. to 5 p.m., Mr. Harrington- that's how it was explained to me. Mr. Worth- 15' drive to Wilbur- two-way traffic. Mr. Harrington- limited trips so shouldn't be passing, just 2 people at site. Mr. Worth- four vehicles in front of pole barn and six spaces. Mr. Harrington- yes, didn't identify all vehicles. Mr. Worth- so dump trucks overnight.

OPEN TO QUESTIONS FOR THE ENGINEER.

Alice DeVito-sworn in- 5 or 6 days, Mr. Harrington- 6 days a week. Ms. DeVito- home interior with lights, Mr. Harrington- no, lights on pole barn, 10' directed down. Ms. DeVito- 2 employees not a business liability- fertilizers and chemicals. Mr. Harrington- no fertilizers or chemicals on site, municipal water.

Michelle Manzella-sworn in- if late and couldn't dump- wouldn't it be stored on site, Mr. Harrington- applicant question. Ms. Manzella- vehicles in pole barn? Mr. Harrington- materials inside, Ms. Manzella- pole barn storage, Mr. Harrington- anything that can't be outside. Ms. Manzella- road can't handle that many trips, Mr. Harrington- could check with Public Works.

CLOSED TO QUESTIONS FOR ENGINEER.

Angelo Zamora- sworn in- property owner- background- business in Ocean County for 23 years, service Manchester, hardscape only business- paver install, driveways, retaining walls. Mr. Rentschler- two employees in house, Mr. Zamora- yes, two reside there 22 years. Mr. Rentschler- they are drivers, Mr. Zamora- yes, Mr. Rentschler any others, Mr. Zamora- just me, Mr. Rentschler so three altogether, Mr. Zamora- yes. Mr. Rentschler- max. three, Mr. Zamora- correct. Mr. Rentschler- two already on site, what are the hours, Mr. Zamora- Monday-Saturday- 6 days, summer hours 8 a.m. to 8 p.m., office is in Ortley, all customers visit Ortley office. Mr. Rentschler- only 2 employees on site, Mr. Zamora- correct. Mr. Rentschler- nothing at this site, materials to job site, Mr. Zamora- correct, primarily for builders, no chemicals or fertilizers, no

signage. Mr. Rentschler- no one really knows there, Mr. Zamora- correct. Mr. Rentschler- describe equipment and vehicles. Mr. Zamora- normally Monday through Saturday- equipment stays at site, small skid steer, a bobcat, small dump truck, small tag along trailer, landscape trailers, small dump. Mr. Rentschler- weight of vehicles, Mr. Zamora- 14-26K, Mr. Rentschler- trailer length, Mr. Zamora- 14' max. equivalent to Township equipment. Mr. Rentschler- only residence of Wilbur, only existing home, vacant woods, Mr. Zamora- 8 acres- Landfill owned. Mr. Rentschler- any weight limit signs. Mr. Zamora- no. Mr. Rentschler- 70 toward Mantoloking, Mr. Zamora- making a right, not create disturbance. Mr. Rentschler- any other way, Mr. Zamora- 70 by Landfill. Mr. Rentschler- are you licensed? Mr. Zamora- 901A License. Mr. Rentschler- how big are roll- offs, Mr. Zamora- 10yd and 20yd. Mr. Rentschler- describe, Mr. Zamora- 14' length container. Mr. Hay- current plan has snow removal? Mr. Zamora- no blessed to be busy, Mr. Hay- any snow equipment, Mr. Zamora- just a skid steer. Mr. Hay- did you ask landfill to purchase, Mr. Zamora- no. Mr. Hay- dumpsters can be loud, Mr. Zamora- I don't leave anything at yard. Mr. Hay- already in dumpster, Mr. Zamora- correct, small container at job site not unloading them. Mr. Tedeschi- stockpile- top soil? Mr. Zamora- I don't have that, decorative stone, hardscape only. Mr. Harrington- OC soils required on plan. Mr. Cook- what is in the pole barn? Mr. Zamora- mini bob cat, small bags of concrete, small bags of sand, Mr. Cook- then loaded onto truck, Mr. Zamora- with small skid steer. Mr. Cook- did not notify Landfill, notify buy/sell? Mr. Rentschler- no, lot not undersized, Mr. Cook- public notice? Mr. Rentschler- yes. Ms. Apgar- trucks take a long time to warm up, Mr. Zamora- take pride in my fleet, maintain nice and clean, respectful. Ms. Charlton- how many pieces of equipment? Mr. Zamora- approximately 50 pieces. Mr. Worth- breakdown of equipment, need to know if area is appropriate. Mr. Hay- pole barn in rear- mechanic area? Mr. Zamora- no, I use outside mechanics. Mr. Hay- rent to other companies, Mr. Zamora- no, will not, utilize for my equipment.

OPEN TO QUESTIONS FOR THE APPLICANT. Hearing none. CLOSED.

Barbara Ehlen- Profession Planner- sworn in, credentials accepted. Exhibit A2: aerial, storage only- no organic materials, no mulch, no soils, subject property in yellow- zone OP- lists permitted uses in OP, the isolated nature of site particularly suited for this use, OP usually easily accessible in this case the lot is isolated, no visual intrusion, quiet use tucked away, don't need to turn into residential area, to north is landfill, to east is water tower/antennae, to west- residential neighborhood, to south- vacant- approved medical building. Ms. Ehlen- ordinance envisions commercial uses, like supermarket, Master plan seeks to create balance, presents better alternative, from MLUL- g- better use of space, 30' property buffer, OP zone- 3 story or 40' height, this use does not create same visual intrusion, two "d" variances- a home and a business, particularly suited use, Medici standard- 2017 report, prior to COVID- shift away from offices, particularly suite because isolated, permitted uses like restaurants, sports complex, property does not present for these type of uses, with respect to single family home, home is rented, benefit someone to watch the equipment also additional neighbor issues to be addressed, two uses co-exist, to substantial detriment- variance- 30' buffer, anticipated much larger building, max. 3 drivers, not traffic all day long, no lighting in equipment storage area, no disruption at night, lot is oversized, lot is also narrower but don't want trucks to do k- turns, no substantial detriment, limited trips, minimal traffic, make right onto 70, employee controlled environment, stormwater on site, trash addressed.

Ms. Apgar- two houses to the right, Ms. Ehlen- 4 properties to get to subject property, Ms. Apgar- medical building off rear of property, restaurant use maybe not so good. Mr. Worth- so due to the isolated nature of lot- particularly suited and no substantial detriment. Ms. Ehlen- correct.

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

Mr. Cook- most issues addressed, answered, meets both positive and negative criteria. Reviews conditions- no commercial deliveries no left turn, no top soil, no outside rentals, no organic material, comply with sound ordinance, fence on site side and maintained. Mr. Worth- pole barn to match house, no on site maintenance of vehicles. Ms. Rumpf- comply with Engineer review letter.

Motion to approve with conditions made by W. Cook and seconded by D. Tedeschi. Roll Call: W. Cook- yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito- yes, J. Markowski- yes, N. Charlton, yes- B. Hay- yes.

Motion to recess made by W. Cook seconded by D. Tedeschi. Roll Call: All in Favor.
Motion to return made by W. Cook seconded by D. Tedeschi. Roll Call: All in Favor.

Case 25-11 Jeffrey Jerman
 PO Box 922
 Point Pleasant, NJ

Amsterdam Avenue
Block 1.326 Lot 7.01
Zone R10

Mr. Hay reviews applicant's request to construct a single-family dwelling on a conforming lot where the road frontage is unimproved and not accordance with Township standards applicant will improve the roadway but seeks waivers for curb, sidewalk and street width. Mr. Jeffrey Jerman-owner/applicant and Mr. Bill Stevens- Professional Engineer- sworn in. Mr. Stevens credentials accepted. Mr. Jerman- see that Linda is not here, would like to express my appreciation and gratitude, Mr. Cook- here 20 years, Mr. Jerman- almost as long as me. Mr. Jerman enters the following exhibits:

A1: aerial photo dated Oct. 2025

A2: site plan

A3: house plans- Mr. Jerman- don't want to have to only build this one but if Board insists I will. Mr. Stevens- unimproved portion of Amsterdam, East of Manchester Blvd, Amsterdam improved half way there, lot complies with ordinance, municipal water, septic, install driveway, 2.5 parking spots, drywell for roof, seeking curb and sidewalk waiver. Mr. Jerman- Board generally asks for shed, not undersized lot but will do shed but only 3' setback, stone trench on side of road. Mr. Stevens- stone trench to mitigate run-off, infiltrate back into ground. Mr. Jerman- 220' 200'? Mr. Stevens- 225.78' actually. Mr. Cook- trees- how many to plant, Mr. Jerman- settled- 3 trees at 2DBH. Mr. Hay- leave any? Mr. Jerman- if there are any nice trees, I will. Mr. Cook- half bath in attic, Mr. Jerman- no that's other plan. Mr. Cook- additional variance for 3' setback, Mr. Worth- actually optional walk up plan shown, Mr. Cook- no plumbing up there, Mr. Jerman- not doing that, Mr. Cook- leads to bedrooms. Ms. Apgar- went there- no cul de sac, Mr. Stevens- final construction further down the road, cul de sac built at end, ownership at end is mixed, will eventually be built. Ms. Apgar- paved not rock? Mr.

Stevens- yes, Township 9" of pavement, 4" rock 2" pave and 1.5" asphalt, will build to conform at 9". Mr. Worth- additional thickness for emergency services without cul de sac, Mr. Stevens- yes. Mr. Worth- any documentation, Mr. Stevens- can request these, Mr. Worth- build first extension, Mr. Stevens- yes, Mr. Worth- performance guarantees, Mr. Jerman- yes not as condition, Mr. Worth- just send proof. Mr. Jerman- remove sump pump connected out to a drywell, Mr. Worth- no problem with that.

OPEN TO COMMENTS AND QUESTIONS FROM THE PUBLIC.

Alice DeVito-what kind of home, Mr. Jerman- 2 story, Ms. DeVito- garage? Mr. Jerman- no, Ms. DeVito-no trash enclosure, no shed, Mr. Jerman- not yet but may be condition.

Michelle Manzella-reference to trees, remove to replace, any study done in last 5- 10 years? Mr. Cook- probably not, not in Board's purview more for the Construction Department, Ms. Manzella- making a point about what's the point then, Mr. Cook- true of any condition though, Mr. Worth- really a Code Enforcement issue, tree ordinance exists but State changing it now, permit for any removal, paying attention to all tree removal. Ms. Manzella- any condition should be followed up, Mr. Worth- yes Construction Department is following up.

CLOSED TO THE PUBLIC.

Ms. Apgar- big house, not many parking, Mr. Jerman- no calculated by RSIS, MR. Stevens- 4 bedrooms, 2.5 parking spaces, 30x30 at least 3, end of road so not same issues. Ms. Charlton- any walk out basement, Mr. Jerman- no. Ms. Apgar- can you clarify shed, Mr. Jerman- request 3' setback if approved for shed. Ms. Charlton- finished basement, Mr. Jerman- yes, Mr. Stevens- partially. Mr. Worth- no egress/ingress windows, no kitchen, no bedrooms, Mr. Jerman- correct.

Motion to approve with conditions made by W. Cook and seconded by D. Tedeschi. Roll Call: W. Cook- yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito- yes, J. Markowski- yes, N. Charlton- yes, B. Hay- yes.

Case 25-13 Jeffrey Jerman
 PO Box 922
 Point Pleasant, NJ

Grinnell Avenue
Block 1.353 Lot 30.01
Zone R10

Mr. Hay reviews applicant's 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 and maximum lot coverage of 35.81% where 35% is required. Applicant is requesting waivers for curb and sidewalk. Mr. Jeffrey Jerman-owner/applicant and Mr. Bill Stevens- Professional Engineer- sworn in. Mr. Stevens credentials accepted.

Mr. Jerman presents the following exhibits:

A1- aerial photo dated October 2025
A2- site plan
A3- house plans

A4- picture board- houses on street

A5- small packet of picture board

A6- affidavit of ownership

A7- buy/sell letters- sent certified and regular mail, Lot 26 – not interest, Lot 33- can't sell, septic location- no response, Lot 17- no response, Lot 21 Township property- no response.

Mr. Jerman- typical 75' lot, dozens and dozens of them, probably 40 of them, rare instance they are denied, Court always approves, never really an issue. Mr. Jerman- did you prepare the plan and please describe. Mr. Stevens- I did prepare the plan, referring to A1 R10 existing isolate lot, Grinnell, west of Northampton and east of Bismarck, referring to variance plan submitted- propose single family home meeting R10 setback requirements and the undersized lot ordinance, 1.5 story Cape with municipal water and septic in the front, variances required for lot area, lot frontage, lot width and improvable lot area all part of the undersized nature of lot. Mr. Jerman- 7500sf sufficient? Mr. Stevens- it is, fits R10 setbacks, Mr. Jerman- 75 frontage and width sufficient, Mr. Stevens- yes, all setbacks met with driveway and septic also. Mr. Jerman- improvable lot area any constraint, Mr. Stevens- it does but build smaller house, 1.5 story Cape, complies with undersized lot ordinance. Mr. Jerman- develop as any other use, Mr. Stevens- as Planner-no, residential only, no other use. Mr. Jerman- a lot of variety in area, Mr. Stevens- yes in 9 block analysis, 62 homes ranging from 3272sf to 1248sf, variety of homes, a lot of newer homes- 2 story in PLP, we are proposing a 1.5 story Cape, 3 bed, 3 bath at 2722sf, fits into character of neighborhood, not the largest nor the smallest. Mr. Jerman- variance similar to others approved, Mr. Stevens- yes two other 75' in this area. Mr. Jerman- eventually 5 homes on this side, like other blocks in PLP, Mr. Stevens- yes, vacant lot at corner of Grinnell and Bismarck. Mr. Jerman- any violation to light, air or open space, Mr. Stevens- proposed as 1.5 story, meets setbacks, proves no violation. Mr. Jerman- exceed grading and drainage of Township with double drywell, Mr. Stevens- yes. Mr. Jerman- any other way to mitigate the variances, Mr. Stevens- no only through buy/sell letter. MR. Jerman- any detriment to Master Plan, zone plan or public good, MR. Stevens- in my opinion- no, residential zone, residential development. Mr. Jerman- any negative impact, Mr. Stevens- no all requirements met. Mr. Jerman- new house, new construction generally good for neighborhood, Mr. Stevens- yes. Mr. Jerman- any reason to deny, Mr. Stevens- in my opinion, I can't see any. Mr. Cook- septic 35', Mr. Stevens- correct, Mr. Cook what's required, Mr. Stevens- 50', Mr. Cook what about this one is different? Mr. Stevens- Treatment works permit. Mr. Jerman- left lower than right, Mr. Stevens- small retaining wall along west side. Mr. Cook- no run-off onto adjacent property, Mr. Stevens- that's correct. Mr. Worth- fill proposed, run-off on lot 26, retaining wall and some adjustments to grading, Mr. Stevens- agreed. Ms. Apgar- sump pump, Mr. Jerman- directed to drywell, Ms. Apgar-30 and 32 combined? Mr. Jerman- yes. Ms. Apgar- lot 26, house faces Northampton, Mr. Stevens- it does. Ms. Apgar- this house close to that, Mr. Stevens- meets setbacks, Mr. Jerman- greater actually, Ms. Apgar so not squished, Mr. Jerman- no other lot is 150', Ms. Apgar and parking? Mr. Stevens- 38x18, close to four spaces, MR. Jerman- actually 5' of driveway so more, Ms. Apgar- trash lattice, Mr. Jerman- yes. Ms. Apgar- half crawl half finished, Mr. Jerman- yes, Ms. Apgar- and no kitchen, Mr. Jerman- no kitchen. Ms. Charlton- heat in basement, Mr. Jerman- yes, Ms. Apgar- no bedrooms, no bathrooms, Mr. Jerman- correct. Mr. Hay shed? Mr. Jerman- 3' setback, Mr. Worth- to match, Mr. Jerman- take out same style \$5K versus \$1K- no one sees, Mr. Worth match color of home, Mr. Jerman- yes, Mr. Worth- shingles match, Mr. Jerman- yes. Ms. Rumpf- pre fab, 3' setback, similar color and style. Mr.

German- gives leeway to Zoning Officer and I can't do that- costs me too much. Mr. Stevens- it's too vague. Mr. Cook – similar color and same roof shingles, MR. Stevens- exactly. Ms. Rumpf- two waivers, Mr. German- yes. Mr. Hay- trees, Mr. German- leave two otherwise 2- 2DBH.

OPEN TO THE PUBLIC

Michelle Manzella- any changes to zone from time you purchased, Mr. German- there's always changes to zoning, Ms. Manzella- undersized at time of purchase, Mr. German- yes. Ms. Manzella- %K for shed not unreasonable, Mr. German- then you give me \$4K, Ms. Manzella- when you have litigation with Township- you've already cost me money.

CLOSED TO THE PUBLIC

Ms. Apgar- you purchased a 25' lot, Mr. German- yes.

Motion to approve with conditions made by W. Cook and seconded by B. Hay. Roll Call: W. Cook- yes, B. Hay- yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito- yes, J. Markowski- yes, N. Charlton- yes.

GENERAL DISCUSSION

Michelle Manzella- general question, with changes to Board any concern with outstanding applications. Ms. Rumpf- all transcripts have been provided. Ms. Manzella- why change in attorney? Mr. Cook- that is the Board's discretion.

Adjournment: Motion to adjourn at 9:31pm made by B. Hay and seconded by W. Cook. Roll Call: All in Favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary