

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, October 23, 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 6:35 p.m. by Chairwoman Linda Fazio.
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: L. Fazio, S. Galbreath, G. Georgiano, D. Tedeschi, G. Apgar, J. Petitio
Members Absent: W. Cook, B. Hay
Also Present: C. Reid, Board Attorney, Charlie Cunliffe, Board Engineer

Administrative Session:

Approval of Minutes: August 28, 2025 meeting.

Motion to approve made by D. Tedeschi and seconded by G. Apgar. Roll Call: D. Tedeschi- yes, G. Apgar- yes, S. Galbreath- yes, J. Petitio- yes.

Payment of Bills:

MTZB-R8850 for T&M Associates in the amount of \$609.50 for Case ZB25-11.

MTZB-R8840 for T&M Associates in the amount of \$562.75 for Case ZB25-10.

MTZB-R8810 for T&M Associates in the amount of \$258.00 for Case ZB25-07.

MTZB-R8770 for T&M Associates in the amount of \$280.50 for Case ZB25-02.

MTZB-R8051 for T&M Associates in the amount of \$561.00 for Case ZB25-03.

Motion to approve made by G. Georgiano and seconded by D. Tedeschi. Roll Call: G.

Georgiano- yes, D. Tedeschi- yes, S. Galbreath- yes, G. Apgar- yes, J. Petitio- yes, L. Fazio- yes.

Correspondence: none.

Professional Reports: none.

Memorializations:

Motion to carry all resolutions- Case 24-28, Case 24-29, Case 24-33, Case 24-50, Case 25-03 to October 20, 2025 made by D. Tedeschi and seconded by J. Petitio. Roll Call: All in Favor.

APPLICATIONS:

- | | | |
|---------------|--|---|
| 1. Case 25-04 | Daniel Watters
3 Mackenzie Court
Whiting, NJ | 3 Mackenzie Court
Block 111 Lot 11.06
Zone WTRC |
|---------------|--|---|

Ms. Fazio reviews variance request to construct a 26x30 detached garage within front yard along Mackenzie Court, where no accessory structures are permitted within the front yard setback. Mr. Daniel Watters- owner-sworn in. Mr. Cunliffe- 24x32 garage on bend of Mackenzie Court, two front yards, structure faces west on existing driveway, 74' from front, on eastern terminus, no additional driveway proposed. Mr. Cunliffe- more like a shed, Mr. Watters- for vehicle parking, six person family, more off street parking, storage for mowers, motorcycle. Mr. Cunliffe- the attached garage, Mr. Watters- can only fit one car, Mr. Cunliffe- essentially 3 cars, Mr. Watters- yes. Mr. Cunliffe- any water or electric? Mr. Watters- electric yes, no sewer or water. Mr. Cunliffe any commercial use, Mr. Watters- no. Mr. Cunliffe- the height, Mr. Watters- 12.5' to gable, 10.5 to trusses, Mr. Cunliffe- the peak? Mr. Watters- 12.5. Mr. Cunliffe- more like pole barn, no concern with a lift, will it match the home, Mr. Watters- siding to match with skirting. Mr. Cunliffe- direct grade, Mr. Watters- yes, Mr. Cunliffe- yard to disperse, Mr. Watters- yard slopes to back rear easement. Mr. Cunliffe on page 3 property across the street has similar structure, with dual frontage- practical location, no impact to light, air and open space, no impact, height under, more like glorified shed, siding consistent, fits into neighborhood. Mr. Watters- will blend. Mr. Cunliffe- no sewer certification required, will obtain permits? Mr. Watters- yes. Ms. Fazio- electric but no water, Mr. Watters- yes. Ms. Fazio- no hazardous materials? Mr. Watters- no, just standard household stuff. Ms. Georgiano- attached to home? Mr. Watters- no about 14' off, Ms. Georgiano- at the end of drive? Mr. Watters- yes extend driveway and paved. Mr. Apgar- sits in with neighbors, Mr. Watters- yes, two or three more neighbors have one. Ms. Apgar- drive straight in, Mr. Watters- slight bend but mostly straight.

OPEN TO PUBLIC FOR QUESTIONS OR COMMENTS. None. CLOSED TO THE PUBLIC.

Motion to approve made by D. Tedeschi and seconded by G. Georgiano. Roll Call: D. Tedeschi- yes, G. Georgiano- yes, S. Galbreath- yes, G. Apgar- yes, J. Petitio- yes, L. Fazio- yes.

2. Case 25-06	Arya Properties, LLC 130 Central Avenue Island Heights, NJ	3051 Brentwood Avenue Block 21 Lot 1747 Zone R20
---------------	--	--

Ms. Fazio reviews variance request to construct a single family home where 11,200sf are required for improvable lot area and 3450sf is provided, for front yard setback where 40 feet is required and 27.5 is provided and a minimum rear setback where 40 feet is required and 27.5 feet is provided. Mr. Stephan Leone- Applicant's attorney. Mr. Jazon Marciano- sworn in and credentials accepted. Mr. Cunliffe- three variances required, minimal improvable lot area, front yard setback, rear yard setback, clarity to structure.

Mr. Marciano- property on Brentwood, parallel to Route 70, corner lot, funeral home next door, 100' depth, 229' on Brentwood, in R20, lot conforms, single family dwelling- principle use, 2 car driveway and 2 car garage, house- 1692sf with covered porch, favored East side away from 571, 40' setback required, 100' extra, 30.5 on other frontage, lots 621.09 and 621.08- new homes, 30.5' homes part of recent sub-division, mimic neighborhood and street, 39' front to back, 30' rear yard setback. Mr. Cunliffe- pulled sub-division map shows 31', final as-builts looked at? Mr. Marciano- final plat, two lots East only front on Brentwood on plan. Mr. Cunliffe- you're correct, 30' front and rear setbacks without steps, generally in compliance with

two others. Mr. Marciano- that's really why we picked this location, same house just turned, only 3 variances for one side, keeps with neighborhood, improvable lot area under 11,200sf, plan calls for 9200sf, letter says 3450, I got 8798sf, R10 zone all corner lots don't comply, same corner in R20, meets front and width, no depth requirement, exists in this configuration, not part of subdivision. Mr. Cunliffe- if turned, still need variances? Mr. Marciano- yes- Exhibit A1- subdivision map- Brentwood Estates- really trying to mimic the other homes on street that face Brentwood, more in keeping with the other lots. Mr. Leone- four-bedroom single family home, Mr. Marciano- yes. Mr. Marciano- away from County Road, four-bedroom, 2 car garage, 2 car driveway, drywell slightly off but will increase, grading toward Brentwood, not a lot of elevation difference, following existing drainage pattern, left half of lot left natural, plus additional shade trees. Mr. Leone- parking on the side of lot? Mr. Marciano- side ramp is a pass-through drive to funeral home, for planning testimony- C1 and C2- C1 shallow lot- setbacks changed in this zone, can't get any more property, 145' deep lot vs. 100 making it tight, improvable area variance, C2- positive criteria- new structure, b. safe from fire, flood, panic, driveway onto Brentwood versus a County Road, adequate light, air and open space, right 15', 40' side, allowed coverage 25%- proposed 7.8%, does not impair zone plan or master plan, appropriate density, keeping in line with other lots, MLUL different zones- good transportation, keeps this side, creates desirable visual environment, aesthetically pleasing, negative criteria- can grant without substantial detriment to public good- yes, does not impair zone plan or master plan, this is a shallow lot not overdeveloped.

Mr. Leone- date of the T&M letter? Mr. Marciano- July 30th, top of page 5, #3- definitely, air, light, open space- add, trees- clear tree line there, stormwater addressed- no impact, drywell increased, parking for four bedroom- 3 spots- 1 in garage, height under 35'- 2 story proposed at 28' so 7' under, will comply with height. Mr. Cunliffe- will provide for review? Mr. Marciano- yes. Mr. Marciano- bonus areas- rec room/playroom and home office/study, no bedrooms. Mr. Leone- closets eliminated, Mr. Marciano- did not discuss. Mr. Cunliffe- outside of these rooms. Mr. Leone- spoke with client will eliminate closets. Mr. Cunliffe- applicant agrees to eliminate? Mr. Leone- recreation only. Mr. Marciano- item #9- railing, site specific- more accurate. Mr. Cunliffe- in basement- any bedrooms or egress/ingress windows. Mr. Marciano- no. Mr. Cunliffe- floor plan to demo, Mr. Marciano- yes. Mr. Cunliffe- not pulldown stairs but full attic? Mr. Leone- recreation only. Mr. Cunliffe- residential lots next door, if facing Ridgeway- orientating on Brentwood takes away from commercial, next door, not a tree. Mr. Marciano- true tree line, applicant agrees, zoning permit for additional tree removal say for a pool, but make some buffer, keep what's there with site triangle cleared. Mr. Cunliffe- seek relief from Board for additional removal, also seek outside agency approvals, Mr. Marciano- yes. Ms. Georgiano- in back, just outside from family room, Mr. Marciano-yes, dashed line, Ms. Georgiano- if eliminated- change setback? Mr. Marciano- not really. Mr. Cunliffe- like bay window, Mr. Marciano- doesn't change the setback, Ms. Georgiano- detached takes it away, Mr. Cunliffe- would have to look into code, idea of what it is, Mr. Marciano- rear elevation- three windows, Ms. Mathioudakis- not part of the foundation, Mr. Marciano- right. Mr. Leone- doesn't go into 2nd floor or stairs. Mr. Cunliffe- 12' wide vs 48', bump out of 2', an architectural feature really. Ms. Apgar- is Evelyn a street? Mr. Marciano- not really a street, a paper road. Ms. Apgar- funeral home say okay? Mr. Marciano- can ask during public comment. Ms. Apgar- right to

build on Brentwood, leave trees on 571 and between house and the funeral home. Mr. Marciano- trying to save as many as we can. Ms. Apgar- fences owned by others? Mr. Marciano- yes, Ms. Apgar- what is across the street? Mr. Marciano- small lots that would need variances. Ms. Apgar- not a very long driveway, s cars side by side. Mr. Marciano- drive over 30' long, park front to back. Ms. Apgar- not much back yard, Mr. Marciano- 26' in PLP, Ms. Apgar- how long in front, Mr. Marciano- 30'. Ms. Apgar- Brentwood to Wilbur, traffic off 571, good not make swing into it. Mr. Marciano- 130' side yard, Ms. Apgar- with cars parked in front of house, still okay to drive onto 571, Mr. Marciano- yes. Ms. Apgar- any flood issues, Mr. Marciano- none. Mr. Cunliffe- soils? Mr. Marciano- not yet but required as part of construction. Ms. Apgar- install? Mr. Marciano- if necessary. Mr. Cunliffe- overflow to Brentwood, side yard becomes rear yard, minimum buffer on 571- 25' width. Mr. Marciano- front yard can't be built so 25' okay. Ms. Mathioudakis- for zoning- better to make clear delineation.

OPEN TO THE PUBLIC FOR QUESTIONS OR COMMENTS.

Alice DeVito- sworn in- four bedrooms, Mr. Marciano- yes, Ms. DeVito- baths, Mr. Marciano 2 on 2nd floor, half bath on first, Ms. DeVito- only one kitchen? Mr. Leone- yes.

Michelle Manzella- sworn in- what is the total square footage? Mr. Marciano- 1692sf includes garage area. Ms. Manzella- what variances are being requested? Mr. Marciano- improvable lot area, which is just the function of the lot, lot setbacks. Ms. Manzella- couldn't you make it a smaller footprint? Mr. Marciano- 20' front to back then, would look out of character. Ms. Manzella-when was it purchased? Mr. Marciano- around 2018, 2017 ordinance changed. Ms. Manzella- so prior, Mr. Marciano- yes, Ms. Manzella- known at purchase then why buy? Mr. Marciano- not sure of the timeline, sub-division with 30' in 2020. Mr. Cunliffe- created by sub-division, relief not subject to improvable lot area. Ms. Manzella- not part of this lot. Mr. Cunliffe- right, this was existing lot, could build shallow home like rail cart, sure, but does it fit the neighborhood, 10' off line would cast shadow or interfere with funeral home.

CLOSED TO THE PUBLIC.

Ms. Apgar- with the funeral home, this house is further back, Mr. Marciano- funeral home is much closer to 571. Ms. Fazio- square foot of area homes, Mr. Marciano- 44x35 possibly, very narrow would stick out, Mr. Leone- bedroom require 8' deep plus 3' hall, very small. Mr. Cunliffe- approximately 10' larger than others additional to East and West, not sure North and South. Mr. Marciano- only &5 coverage. Ms. Fazio- 25' buffer, no bedrooms in bonus area, eliminate closets, no bedrooms in basement. Mr. Leone- may finish basement for recreation. Ms. Fazio- increase drywell, shallow lot hardship, better to place driveway on Brentwood than on 571, 1692sf, 7.8% coverage. Mr. Cunliffe- drywell sized, overflow, 25' buffer, architectural plan- basement- no bedrooms. Ms. Mathioudakis- clarify tree buffer, 100x100 lot would plant three trees, is buffer in lieu of tree planting? Mr. Marciano- plot plan shows 5 trees, Mr. Cunliffe- comply with both. Mr. Reid- A2 is aerial, Mr. Leone- architectural- A3.

Motion to approve made by D. Tedeschi and seconded by G. Georgiano. Roll Call: D. Tedeschi- yes, G. Georgiano- yes, S. Galbreath- yes, G. Apgar- yes, J. Petito- yes, L. Fazio- yes.

GENERAL DISCUSSION

Michelle Manzella- what does the November 20th meeting mean? Ms. Mathioudakis- to clarify the first meeting is October 30th. Mr. Reid- same as tonight, expert testimony, questions. Ms. Manzella- can we bring stuff or present beforehand. Mr. Reid- good question. Ms. Mathioudakis- no, generally given at the meeting. Mr. Cunliffe- can only represent yourself, not your brother or your neighbor. Mr. Reid- all testimony considered, comments are restricted if repetitive, will present Engineering expert, Planner, traffic safety expert. Ms. Manzella- how did we get here? Mr. Reid- Zoning Officer said no, so now apply to Board, single family zone- this use is not permitted. Ms. Manzella- so Board said no. Mr. Reid- no the ordinance said no, the Board hasn't said anything yet.

Adjournment: The meeting was adjourned at 8:00 p.m. on motion by D. Tedeschi and seconded by J. Petito. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary