

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, November 13, 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 6:32 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, W. Cook, S. Galbreath, G. Apgar, J. Markowski
Members Absent: G. Georgiano, D. Tedeschi, B. Hay, J. Petito
Also Present: C. Reid, Board Attorney, Charlie Cunliffe, Board Engineer

Administrative Session:

Payment of Bills:

MTZB-R8820 for T&M Associates in the amount of \$1,071.50 for Case ZB25-08.

Motion to approve made by W. Cook and seconded by S. Galbreath. Roll Call: W. Cook-yes, S. Galbreath- yes, G. Apgar-yes, J. Markowski- yes, L. Fazio- yes.

Professional Reports: none.

Correspondence:

Mr. Reid reviews request to carry Case 25-08 Kozek to the December 11, 2025 meeting.

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

Mr. Reid reviews request to carry Case 25-02 to future date. Motion to adjourn made by W. Cook and seconded by G. Apgar. Roll Call: All in Favor.

Mr. Reid- item #3 on the agenda Case 24-36, Mr. Jerman requests to and waives time until February 26, 2026, contract with Mr. Raport. Motion to carry made by W. Cook and seconded by G. Apgar. Roll Call: All in Favor.

Mr. Jerman- correspondence between Board about Whispering Woods, Ms. Mathioudakis didn't agree with language in resolution, I agree to abide by tree ordinance. Mr. Reid explains Mr. Stevens sent email with revisions, one point not discussed on the record- tree replacement- 3 trees @ 1.5DBH, not discussed at hearing.

Mr. Stevens- sworn in and credentials accepted.

Mr. Stevens- issue with current ordinance, difference of opinions of what needs to be done, Zoning Officer not satisfied with trees, my understanding now is arborvitaes were planted, requesting 1.5 CBH, 4" DBH not practical. We had an application at the Planning Board- provided State model, DEP ordinance, need specificity- so no arguments, agree bushes are not

reasonable. Ms. Fazio- what did Planning Board say? Ms. Mathioudakis- 2". Mr. Jerman- said that for those applications, just to move them along, but I'll accept 2" despite the notes on the variance plan saying 4-6' in height, don't understand why Erin just doesn't sign the resolutions. Ms. Mathioudakis- I never received updated resolutions. Mr. Reid- reads to Board tree removal ordinance, doesn't set number at 2" DBH, this is the Zoning Board, not a site plan, can't trump ordinance, reads trees 4" at 6' in height. Ms. Mathioudakis- only definition in ordinance. Mr. Reid- ordinance does not address 15 trees only excess of 225'sf, look at State model ordinance, come for tree removal permit. Mr. Reid reviews 403.5 standards. Ms. Fazio- look to Planning Board for Manchester Township, we took an oath, does it say 4-6'? Mr. Reid- no. Ms. Fazio- why is there a problem? Mr. Jerman- 2" more than 6' in height, 4" trees- 1000s of dollars. Mr. Reid- doing this for years, why issue now. Ms. Fazio- glad here now. Mr. Stevens- like politics, pendulum swing, yes arborvitae planted, Zoning Officer pushed back, but 1.5" trees for years. Mr. Reid- Board has to look at ordinance, can't be discussed outside unless at hearing, Zoning Officer should have ordinance changed, look at State model. Mr. Jerman- you say I don't have to plant anything. Mr. Cook amend resolution. Mr. Jerman- happy with 4-6' height, happy with 2" either way. Ms. Fazio- first time I'm hearing this, application was at Planning Board. Mr. Cunliffe- State model ordinance just a baseline only, Township can adopt stricter regulations, application not out of tune, issue as recommendation. Mr. Reid- no, ordinance is only guidance, is what it now. Ms. Fazio- right Planning Board should address. Mr. Cook- so a motion? Mr. Reid- to change language. Ms. Apgar- other builders are cutting down, Mr. Reid- what are you reading, Ms. Apgar- minutes, Mr. Reid- when, Ms. Apgar- August meeting- changes has to stick for future, I remember you were in a good mood agreed to 3. Mr. Cook- not until ordinance is changed, Ms. Fazio- for us to be able to follow. Mr. Cook- before motion- 2" is sufficient, what type of tree? Mr. Stevens- what do you have in mind? Mr. Cook- deciduous or evergreen, leaves that shed like elm or oak.

Case 24-28- Motion to change to 2" DBH- deciduous or evergreen made by W. Cook. Roll Call: W. Cook.

Case 24-29- Motion to change to 2" DBH- deciduous or evergreen made by W. Cook and seconded by G. Apgar. Roll Call: W. Cook, G. Apgar.

Case 24-33- Motion to change to 2" DBH- deciduous or evergreen made by W. Cook and seconded by G. Apgar. Roll Call: W. Cook, G. Apgar.

Case 24-50- Motion to change to 2" DBH- deciduous or evergreen made by W. Cook and seconded by S. Galbreath. Roll Call: W. Cook, S. Galbreath, G. Apgar.

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| 1. Case 24-38 | Jeffrey Jerman
PO Box 922
Point Pleasant, NJ | Sixth Avenue
Block 1.253 Lot 18
Zone R10 |
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Ms. Fazio reviews variance 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- request to

carry. Mr. Cook- to February? Mr. Jerman- yes. Mr. Fazio for both applications, Mr. Reid- waive time. Mr. Jerman- yes and because of time lapse- will re-notice and buy/sell letter. Mr. Reid- yes. Ms. Fazio- I think you should.

Motion to carry Case 24-38 made by W. Cook and seconded by L. Fazio. Roll Call: All in Favor.

Motion to carry Case 24-39 with re-notice and to February 26, 2026 made by W. Cook and seconded by L. Fazio. Roll Call: All in Favor.

Memorializations:

Motion to carry memorializations to November 20, 2025 made by L. Fazio and S. Galbreath.

Roll Call: All in Favor.

General Discussion:

Mr. Reid- reviews caucus and Executive session for Board. Ms. Apgar- can request caucus right there? Mr. Reid- yes, takes your notes, caucus generally occurs after presentation or testimony. Ms. Fazio- notes from second meeting. Mr. Reid- objector attorney requested, transcript becomes part of the public records, received first for quorum purposes, Ms. Mathioudakis- Board can request through budget. Mr. Cook- can minutes be ready. Mr. Reid- may be inaudible for Erin too. Ms. Apgar- can I ask question when something contradictory, Mr. Reid- yes as Board member you can ask to clarify. Ms. Fazio- that's why questions to right and left, back for comment or discussion, has to be set structure. Mr. Reid- should have procedure- make list. Mr. Markowski- if I want to build in my home I would need a permit, Mr. Reid- yes through zoning first.

Adjournment: The meeting was adjourned at 7:41 p.m. on motion by L. Fazio and seconded by W. Cook. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary