

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, July 23, 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 6:32 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: B. Hay, W. Cook, D. Tedeschi, G. Apgar, J. Markowski, M. Prokop, N. Charlton- joined meeting at approx.6:45,

Members Absent: G. Georgiano, J. Petito

Also Present: D. Rumpf, Board Attorney, Ryan MacNeill, Board Engineer

Administrative Session:

Approval of Minutes: October 30, 2025 and November 20, 2025 meeting.

Motion to approve made by W. Cook and seconded by B. Hay

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

Payment of Bills:

CME Invoice 0400237 for Case 26-07 in the amount of \$1,099.00.

CME Invoice 0400238 for Case 26-06 in the amount of \$895.00.

T&M Invoice KMD511507 for Case 25-11 in the amount of \$344.00.

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

Correspondence: none.

Professional Reports: none.

Memorializations:

Memorialization of an application to construct a 1,200sf metal storage building requiring variances for minimum side setback (pool shed) where 25ft is required and 5ft is existing, minimum side setback (shed #1) where 25ft is required and 5.1ft is existing, maximum lot coverage where 25% is permitted and 38.8% is proposed, maximum accessory structure area where 1,000sf is permitted and 3,523 is proposed, driveway location where 5ft is required and

1.8ft is existing, minimum lot frontage (existing non-conformity) where 200ft is required and 124.4 is existing, minimum lot width (existing non-conformity) where 200ft is required and 124.4 is existing. Applicant: Mario Sarama 3174 Johnson Avenue Block 54 Lot 704. Approved at the May 28, 2026 meeting. Case 26-04

(Corrections made)

Motion to approve made by W. Cook and seconded by D. Tedeschi. Roll Call: W. Cook- yes, D. Tedeschi-yes, G. Apgar- yes, N. Charlton- yes, M. Prokop-yes, B. Hay- yes.

Memorialization of application for a use variance where a warehouse/packing use is not permitted, while the use is not changing, the raising of the roof of the existing building at the southwest corner of the site constitutes an expansion of an existing nonconforming use. Applicant also see front yard setback variance of 44.75 feet where 50 ft is required. Applicant seeks use variance approval for contractor warehouse use. Denied without prejudice at the September 25, 2025 meeting. Case 25-03. Applicant: Manchester Warehouse, LLC. 131 Hwy 539 Block 109 Lot 4.

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

Applications:

Case 26-05	Edward Seaman	1941 Paterson Avenue
	1941 Paterson Avenue	Block 99.89 Lot 8
	Whiting, NJ	Zone WTR40

Chairman Hay reviews applicant's request to construct a detached garage where bulk variances are required for an accessory structure within the side and front yard setbacks, exceeding height and floor area requirements. Mr. Ed Seaman- owner/applicant sworn in. Mr. Seaman seeking variance to construct a pole barn. Mr. MacNeill reviews the variances requested, Mr. Seaman- seeking to improve my property and enjoy outdoor space, Mr. Hay- why can't the location be moved, Mr. Seaman- because of location of well and looking to minimize tree removal. Mr. Cook- the well is at the northwest corner of the pole barn, Mr. Seaman- yes. Mr. Hay- and if moved what trees would be affected, Mr. Seaman- would have to remove six very large trees. Ms. Apgar comments she was there today, beautiful property, will look good in requested location. Mr. MacNeill- hardship is for location due to well along with tree removal, do you feel it fits into the character of the neighborhood? Mr. Seaman- yes, there are several in neighborhood, this will be two tone to match the house. Mr. MacNeill- any detriment to neighborhood, provides adequate buffer? Mr. Seaman- yes my 15' and 25' to neighbor's fence, plus all the trees between there. Ms. Apgar- one acre lot, plenty of room, really kept up with care, Mr. Seaman- yes. Mr. Tedeschi- why so large? Mr. Seaman- storage for outdoor furniture, old truck I'm restoring, Mr. Tedeschi- and that's the reason for eave height, Mr. Seaman- correct, Mr. Tedeschi- and what about the driveway, Mr. Seaman- will comply with ordinance, Mr. Hay- what is the other driveway? Mr. Seaman- asphalt. Ms. Charlton- two access doors to garage? Mr. Seaman- yes front and side. Mr. Hay any air conditioning, plumbing or electric, Mr. Seaman- not now. Ms. Rumpf- but you will want electric? Mr. Seaman- eventually. Mr. Cook- maybe in a

couple of years, Mr. Seaman- yes, but have to what is easier. Mr. Hay- any living space, any commercial use or will you rent it out, Mr. Seaman- no. Mr. Cook- what about the exiting shed and the garage match the home? Mr. Seaman- will demo the shed after this is constructed and yes it will match. Mr. Cook- any drywell? Mr. Seaman- gutters only, Mr. Cook- willing to install drywell for roof runoff, Mr. Seaman-okay. Mr. Hay- how will that be addressed? Mr. MacNeill- through resolution compliance, Mr. Seaman- will work with Engineer. Mr. MacNeill- will be better for neighbors. Ms. Apgar- why not longways? Mr. Seaman- narrower view from street. Mr. Cook- no flammable/hazardous materials, fuel up to 5lbs, Mr. Seaman- okay. Mr. MacNeill- survey from 2022 general site as is? Mr. Seaman- no supplemental is. Mr. MacNeill- pool shown, Mr. Seaman- already built with permits and final inspections. Mr. MacNeill- comply with driveway ordinance, roof recharge, Mr. Seaman- yes, Mr. MacNeill- plat plan with topo submission, Mr. Seaman- is it required for drywell, Mr. MacNeill- it's a requirement for plot plan review, Mr. Seaman- okay. Mr. MacNeill- all fences compliant, Mr. Seaman- yes in 2023. Ms. Rumpf and Mr. MacNeill reviews all conditions.

OPEN to the Public. Hearing none. CLOSED.

Motion to approve made by Mr. Cook and seconded by Mr. Tedeschi. Roll Call- Mr. Cook- yes, Mr. Tedeschi- yes, Ms. Apgar- yes, Mr. Markowski- yes, Ms. Charlton- yes, Ms. Prokop-yes, Mr. Hay- yes.

Chairman Hay reviews Case 25-17, Case 25-18 and Case 25-20 and the request to carry to the August meeting. Ms. Rumpf- applicant has waived time.

Motion to carry all three made by Mr. Cook and seconded by Mr. Tedeschi. Roll Call- All in Favor.

Ms. Rumpf requests Board to have an Executive Session to update litigation.

Motion for Executive session made by Mr. Cook and seconded by Mr. Tedeschi. Roll Call- All in Favor.

Motion to close Executive session made by Mr. Mr. Tedeschi and seconded by Mr. Cook. Roll Call- All in favor.

Adjournment: Motion to adjourn at 7:48 pm made by Mr. Markowski and seconded by Mr. Tedeschi. Roll Call: All in Favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary