

Manchester Township Zoning Board of Adjustment
2012 Annual Report
Details of Applications

Case No.	Date of: (A) Approval (R) Resolution (D) Denial	Zone	Type of Variance 40:55D-70	To Permit Applicant to	Ordinance Requires	Applicant Proposed	Decision Rendered
1171 Duerkes 1.241/26&28	(A) 1/26/12 (R) 2/23/12	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf Improvable lot area 19' rear setback	7,500 sf lot area 75' lot width 75' lot frontage 2,600 sf 26' rear setback	Approved
1172 Duerkes 1.203/15	(D) 2/23/12 (R) 3/22/12	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf Improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 4,225 sf	Denied
1162 Manchester Rehab Realty 21/1&2	(W) 5/24/12	R-40	D	skilled nursing facility	not a permitted use in zone		Withdrawn
1277 Sclama 61.06/12	(A) 4/26/12 (R) 5/24/12	R-10A	C	awning shed	26' rear setback 5' rear setback 5' side setback	15' rear setback 1.5' rear setback 1.6' side setback	Approved
1276 Lioumis 86.01/13-15, 66 & 72	(A) 5/24/12 (R) 7/26/12	B-1	D site plan approval	6,000 sf retail building 9,882 ft car wash	not a permitted use in zone		Approved with conditions

1278 Whiting Realty Partners 111/4	(A) 5/30/12 (R) 6/28/12	WTHD	D site plan approval	Dunkin' Donuts with drive thru & STS repair facility			not a permitted use in zone	Approved with conditions
1279 Bettio 69/7	(A) 6/28/12 (R) 8/23/12	PB-1	-	warehousing & self storage facility 1 year extension of time				Approved
1168 Connelly 1.234/1	(A) 9/27/12 (R) 10/25/12	R-10	C	shed 6' fence	30' front setback 5' front setback	10' front setback on the property line		Approved with conditions
1283 Jamison 99.134/10	(A) 9/27/12 (R) 10/25/12	WTR-40	C	6' fence	50' front setback	28' front setback		Approved
1280 Crown Castle International 1.280/5	(A) 9/27/12 (R) 10/25/12	WTRC-AF	D site plan approval	expansion of telecommunications compound, height variance, replace monopole				Approved with conditions
1175 Jerman 1.302/19-21	(A) 10/25/12	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800 sf Improvable lot area	7,500 sf lot area 75' lot frontage 75' lot width 2,600 sf		Approved
1164 Lloyd 1.340/3	(A) 10/25/12 (R) 11/29/12	R-10	C	tiki bar 6' fence	30' front setback 5' front setback	2.20' front setback on the property line		Approved

1284 Schiano 36/1.02&1.03	(A) 11/29/12 (R) 12/17/12	R-10	D site plan approval	demo residential structure expand parking area consolidate (2) lots	non-conforming use (restaurant)		Approved with conditions
1171 Attia 1.28/37	(A) 12/17/12	R-10	C	shed deck	5' rear setback 5' side setback 26' rear setback	1'3" rear setback 1'5" side setback 10' rear setback	Approved with conditions
1285 Peace 2/67	(A) 12/17/12	RA	C	deck/entryway	50' front setback	41'4" front setback	Approved with conditions
1286 James 99.106/1	(A) 12/17/12	WTR-40	C	shed 6' fence 6' fence 10' fence 10' fence	50' front setback 25' rear setback 50' front setback 50' front setback 50' front setback maximum allowable fence height 6'	7.5' front setback 4.9' rear setback 3.7' front setback (Camden) 3.5' front setback (Coolidge) 24' front setback (Coolidge)	Approved

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1287 Diani 99.84/4	(A) 1/24/13 (R) 2/28/13	WTR-40	C	single family dwelling	200' lot width 200' lot frontage	198.12 lot width 198.12' lot frontage	Approved
1389 Lynch 99.88/8	(A) 1/24/13 (R) 2/28/13	WTR-40	C	single family dwelling	200' lot width 200' lot frontage	199.18' lot width 199.18' lot frontage	Approved
1288 Sarama 21/1701.04	(A) 2/28/13 (R) 3/28/13	R-40	C	in-ground pool	25' rear setback	12' rear setback	Approved with conditions
1169 Panora	(W) 3/28/13	R-10	C	6' fence	5' from property line outside of sight triangle	on the property line encroaching into sight triangle	Withdrawn
1281 Jerman 1.309/1 & 2	(D) 5/23/13 (R) 6/27/13	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800sf Improvable Lot Area	7,500 sf lot area 75' lot frontage 75' lot width 2,600 sf	Denied
1392 Jerman 1.302/16 & 17	(W) 8/22/13	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800 sf Improvable Lot Area	7,500 sf lot area 75' lot frontage 75' lot width 4,225 sf	Withdrawn

1393 Jerman 1.356/1, 2 & 3	(A) 6/27/13 (R) 7/25/13	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800 sf Improvable Lot Area	7,500 sf lot area 75' lot frontage 75' lot width 2,600 sf	Approved with conditions
1394 Kurpiewski 55/691.03	(A) 7/25/13 (R) 8/22/13	R-40	C	single family dwelling	200' lot width 200' lot frontage	133.32' lot width 133.32' lot frontage	Approved
1396 Romano 71.02/115	(A) 7/25/13 (R) 8/22/13	PR-40	C	deck	20' rear setback	10' rear setback	Approved
1397 Martin 52.40/1	(A) 7/25/13 (R) 8/22/13	RC	C	patio cover	20' rear setback	10' rear setback	Approved with conditions
1395 LaGrutta 1.98/26	(A) 8/22/13 (R) 9/26/13	R-10	C	shed	30' front setback	15' front setback	Approved with conditions
1398 Ferrigno 52.05/56	(A) 9/26/13 (R) 10/24/13	RC	C	3-season room	20' front setback	13' front setback	Approved with conditions
1399 Rodriguez 1.191/1	(A) 9/26/13 (R) 10/24/13	R-10	C	6' fence	30' front setback	10' front setback	Approved with conditions

1301 Tomassone 71.02/110	(A) 9/26/13 (R) 10/22/13	PRA	C	deck	20' rear setback	11' rear setback	Approved
1300 Garcia 98.06/24.02	(A) 9/26/13 (R) 10/22/13	WTRC-AF	C	single family dwelling (surveying error)	25' side setback	23.73' side setback	Approved
1391 Larson 70/7.04	(A) 10/24/13 (R) 11/14/13	PR-40	D	contractor's office/ warehouse building	not a permitted use		Approved with conditions
1302 Parliament 99.133/6	(A) 12/12/13 (R) 1/23/14	WTR-40	C	detached garage/ workshop	25' side setback 16' maximum height 1,000 sf maximum	15' side setback 17.5-18' height (withdrawn) 1,344 sf (withdrawn)	Approved with conditions

Manchester Township Zoning Board of Adjustment
2014 Annual Report
Details of Applications

Case No.	Date of: (A) Approval (R) Resolution (D) Denial (W)Withdrawn	Zone	Type of Variance 40:55D-70	To Permit Applicant to	Ordinance Requires	Applicant Proposed	Decision Rendered
1304 Noeding 60.17/1	(A) 1/24/14 (R) 2/20/14	R-15	C	attached garage	30' front yard setback	18/55' front yard setback	Approved
1405 Keswick Pines 96/1.02	(A) 1/24/14 (R) 2/20/14	WTRA	C	replace 2 signs	20 square feet each	35 square feet each	Approved
1406 V.S. Enterprises 1.277/9	(A) 5/22/14 (R) 7/24/14	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800 sf Improvable Lot Area	7,500 sf lot area 75' lot frontage 75' lot width 4,225 sf	Approved with conditions
1407 Beaton 71.08/110	(A) 5/22/14 (R) 6/26/14	PRA	C	deck	20' rear yard setback	15' rear yard setback	Approved
1408 Hanley 75/85.407	(A) 5/22/14 (R) 6/26/14	RC	C	3-season room	40' between buildings	26'10" between buildings	Approved
1409 Pulte Group of NJ 71.08/29	(A) 5/22/14 (R) 7/24/14	PRA	C	single family dwelling	20' rear yard setback	17' rear yard setback	Approved with conditions

1410 United Church Of Christ 1/3	(A) 7/24/14 (R) 7/24/14	RA	C	replace sign	36 sf maximum front yard setback ½ the required principal building setback or not less than 25 feet	37.52 sf per side 3' front yard setback	Approved with conditions
1411 Myers 71.10/15	(A) 6/26/14 (R) 7/24/14	PRA	C	deck	20' rear yard setback	15' rear yard setback	Approved with conditions
1412 Lawson 56/686	(A) 7/24/14 (R) 8/28/14	R-40	C	single family dwelling	200' lot width 200' lot frontage	150' lot width 149.7' lot frontage	Approved
1414 D.R. Horton 43.04/17	(A) 7/24/14 (R) 8/28/14	HD-3	C	temporary sales sign	front yard setback ½ the required principal building setback or not less than 25 feet	off-site signage not permitted 15' front yard setback	Approved
1415 Morua 75/85	(A) 7/24/14 (R) 8/28/14	RC	C	patio cover	40' between buildings	28' between buildings	Approved
1416 Cherry 99.210/4	(A) 8/28/14 (R) 9/25/14	WTR-40	C	covered front porch	50' front setback	46.9' front setback	Approved
1417 Valentin 1.271/22	(A) 9/25/14 (R) 9/25/14	R-10	C	2 nd story addition	30' front setback	25.49' front setback	Approved with conditions

1418 KST Contracting 68/3	(A) 9/25/14 (R) 10/23/14	PR-40	D	single family dwelling/ contractor's storage/ maintenance building	mixed use		Approved with conditions
1413 Villanueva 56/713.02	(A) 9/25/14 (R) 10/23/14	R-40	C	6' fence	50' front setback	on property line	Approved with conditions
1421 Agosta 75/70.775	(A) 10/23/14 (R) 11/13/14	RC	C	florida room	40' between buildings	29' between buildings	Approved
1422 Dos Santos 52.42/4	(A) 10/23/14 (R) 11/13/14	RC	C	sunroom	20' rear setback	12.5' rear setback	Approved
1423 Manchester Senior Housing 100/10	(A) 10/23/14 (R) 11/13/14	WTRC-AF		subdivision & site plan - reconfigure one building into senior affordable housing & modify parking			Approved
1419 Opdyke 1.239/5	(A) 12/11/14 (R) 1/22/15	R-10	C	6' fence in	5' front setback	on property line	Approved
1424 Johnson 1.336/33	(A) 12/11/14 (R) 1/22/15	R-10	C	6' fence covered front porch	5' front setback 30' front setback	on property line 17' front setback	Approved with conditions
1426 LaBarbera 21/1701.01	(A) 12/11/14 (R) 1/22/15	R-40	C	shed	25' side setback	15' side setback	Approved
1427 Lee 1.288/22	(W) 1/22/15	R-10	C	addition	30' front setback 26' rear setback	17.99 front setback 8' rear setback	Withdrawn

Manchester Township Zoning Board of Adjustment
2015 Annual Report
Details of Applications

Case No.	Date of: (A) Approval (R) Resolution (D) Denial (W)Withdrawn	Zone	Type of Variance 40:55D-70	To Permit Applicant to	Ordinance Requires	Applicant Proposed	Decision Rendered
1425 Skora 1.323/1-4	(A) 2/26/15 (R) 3/26/15	R-10	C	single family dwelling	26' rear yard setback	22' rear yard setback	Approved with conditions
1429 Quick Chek 30/636	(A) 3/26/15 (R) 4/23/15	HD-3	site plan	permanent standby generator			Approved
1531 AristaCare @ Manchester 51.06/109	(A) 3/26/15 (R) 4/23/15	R-40	D site plan	1,250 square foot addition expansion of non-conforming use			Approved with conditions
1533 Godwin 52.42/15	(A) 4/23/15 (R) 5/28/15	RC	C	3-season room	20' rear yard setback	14' rear yard setback	Approved
1534 Zajac 1.174/1	(A) 4/23/15 (R) 5/28/15	R-10	C	addition	26' rear yard setback	20' rear yard setback	Approved
1535 Wrzen 28/1063.01	(A) 5/28/15 (R) 6/25/15	R-40	C	in-ground pool 6' fence on property line along paper street	50' front yard setback 4' maximum allowed	32' front yard setback	Approved with conditions

1538 D'Ambola 75/90	(A) 5/28/15 (R) 6/25/15	RC	C	3-season room	40' between buildings	32' between buildings	Approved
1543 Biscardi 1.59/26	(A) 6/25/15 (R) 7/23/15	R-10	C	shed playhouse	30' front yard setback 30' front yard setback	13' front yard setback 5' front yard setback	Approved
1428 Klusek 1.285/40-42	(A) 7/23/15 (R) 8/27/15	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 4,225 sf improvable lot area	Approved
1541 Jerman 1.93/22	(A) 8/27/15 (R) 9/24/15	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 2,600 sf improvable lot area	Approved
1544 Jerman 1.304/22	(A) 6/25/15 (R) 7/23/15	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 2,600 sf improvable lot area	Approved
1545 Menta 75/85.252	(A) 7/23/15 (R) 8/27/15	RC	C	3-season room	40' between buildings	32' between buildings	Approved
1542 Jerman 1.325/37 & 39	(A) 9/24/15 (R) 10/22/15	R-10	C	single family	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 4,225 sf improvable lot area	Approved

1546 Goff 113/12	(A) 11/12/15 (R) 12/10/15	WTRC	C	pole barn	50' front yard setback 15' side yard setback	35' front yard setback 7' side yard setback	Approved
1547 Magasic 71.10/25	(A) 12/10/15 (R) 1/28/16	RC	C	deck	20' rear yard setback	15' rear yard setback	Approved

Manchester Township Zoning Board of Adjustment
2016 Annual Report
Details of Applications

Case No.	Date of: (A) Approval (R) Resolution (D) Denial (W)Withdrawn	Zone	Type of Variance 40:55D-70	To Permit Applicant to	Ordinance Requires	Applicant Proposed	Decision Rendered
1550 Buglio 77/11	(A) 1/28/16 (R) 2/25/16	BVR-40	C	pole barn	accessory structure not to exceed 1,000 square feet	1,728 square foot	Approved with conditions
1553 Santander Bank 108/3	(A) 1/28/16 (R) 2/25/16	WTB-1	C	sign		insufficient front setback sign area greater than permitted	Approved
1552 Newman 1.171/22	(A) 2/25/16 (R) 3/24/16	R-10	C	6' fence	5' setback for fences over 4'	on the property line	Approved
1554 Grieco 1.418/30	(A) 2/25/16 (R) 3/24/16	RC	C	492 sf addition	12' rear yard setback	26' rear yard setback	Approved
1551 Mann Medical Pavilion	(A) 2/25/16 (R) 3/24/16	WTRC	D site plan	additions		expansion of non-conforming use	Approved with conditions
1658 Kozyra 41.06/1	(A) 4/28/16 (R) 5/26/16	R-14	C	in-ground pool 6' fence on property	10' rear yard setback 30' front yard setback 30' front yard setback	5' rear yard setback 5' front yard setback fence on the property line	Approved with conditions

1659 DeStefano 75/72	(A) 4/28/16 (R) 5/26/16	RC	C	3-season room	40' between buildings	27'6" between buildings	Approved
1430 Patuto 1.70/30-32	(A) 4/28/16 (R) 5/26/16	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 4,225 sf improvable lot area	Approved with conditions
1661 Gallotti 52.42/40	(A) 5/26/16 (R) 6/23/16	RC	C	addition	20' rear yard setback	15' rear yard setback	Approved
1662 Robinson 1.245/5	(A) 5/26/16 (R) 6/26/16	R-10	C	shed	30' front yard setback	5.5' front yard setback	Approved
1666 DeFelice 1.81/5	(A) 6/23/16 (R) 7/28/16	R-10	C	shed 6' fence	30' front yard setback 5' rear yard setback 5' setback for fence	3' front yard setback 2' rear yard setback fence on property line	Approved
1668 Young/Naples 1.67/20	(A) 6/23/16 (R) 7/28/16	R-10	C	uncovered front porch	30' front yard setback	26' front yard setback	Approved with conditions
1656 Sarama 1.107/40	(A) 7/28/16 (R) 8/25/16	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 4,225 sf improvable lot area	Approved with conditions

1664 Jerman 1.366/27-29	(A) 7/28/16 (R) 8/25/16	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 2,600 sf improvable lot are	Approved
1669 Meola 75/85	(A) 8/25/16 (R) 9/22/16	RC	C	3-season room	40' between structures	36' between structures	Approved with conditions
1667 Taff 5/2059	(D) 9/22/16 (R) 10/27/16	OP	D	10 residential lots	not a permitted use in this zone		Denied
1670 Decher 85.13/1, 3,11,15,17 & 51	(A) 1/26/17 (R)	WTRC	C	single family dwelling	150' lot width 50' front yard setback 30' rear yard setback 27,000 sf improvable lot area	100' lot width 44' front yard setback 21.8' rear yard setback 22,000 sf improvable lot area	Approved
1672 Schevlin 1.234/9	(A) 10/27/16 (R) 11/10/16	R-10	C	uncovered front porch	30' front yard setback	24' front yard setback	Approved with conditions
1673-1418 KST Contracting 68/3	(A) 12/8/16 (R) 1/26/17	PR-40	site plan	3,200 sf contractor's storage/maintenance building, material/vehicle storage			Approved with conditions

Manchester Township Zoning Board of Adjustment
2017 Annual Report
Details of Applications

Case No.	Date of: (A) Approval (R) Resolution (D) Denial (W)Withdrawn	Zone	Type of Variance 40:55D-70	To Permit Applicant to	Ordinance Requires	Applicant Proposed	Decision Rendered
1675 Jerman 1.245/1	(A) 1/26/17 (R) 2/23/17	R-10	C	single family dwelling	10,000 sf lot area 5,800 sf improvable lot area	9,806 sf lot area 5,606 sf improvable lot area	Approved with conditions
1670 Decher 85.13/1,3,11,15, 17 & 51	(A) 1/26/17 (R) 2/23/17	WTRC	C	single family dwelling	150' lot width 50' front yard setback 30' rear yard setback 27,000 sf improvable lot area	100' lot width 44' front yard setback 21.8' rear yard setback 22,000 sf improvable lot area	Approved
1777 Cartagena 31.04/2	(A) 1/26/17 (R) 2/23/17	R-15	C	addition covered front porch	12' side yard setback 30' front yard setback	10.01' side yard setback 26' front yard setback	Approved
1674 Jerman 1.325/40-42	(A) 1/26/17 (R) 2/23/17	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,900 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 4,225 sf improvable lot area	Approved
1778 Allakhverdov 1.225/5	(D) 4/27/17 (R) 5/25/17	R-10	C	car port	5' side yard setback	1' side yard setback	Denied
1779 Jerman 1.146/9-11	(A) 3/23/17 (R) 4/27/17	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800 sf improvable lot area	7,500 sf lot area 75' lot frontage 75' lot width 4,225 sf improvable lot area	Approved

1665 Ridgeway Self Storage Partners 72.01/14.02	(A) 5/25/17 (R) 6/22/17	POR-LI	D Use Variance	Automotive rental & leasing	Not a permitted Use		Approved with conditions
1781 M. Sarama Builder 1.214/40-42	(A) 5/25/17 (R) 6/22/17	R-10	C	single family dwelling	10,000 sf lot area 100' lot width 100' lot frontage 5,800 sf improvable lot area	7,500 sf lot area 75' lot width 75' lot frontage 4,225 sf improvable lot area	Approved
1785 Clayton 99.138/4	(A) 6/26/17 (R) 7/27/17	WTR-40	C	gazebo	25' rear yard setback	5' rear yard setback	Approved
1783 Holmes 1.62/22	(A) 7/27/17 (R) 8/24/17	R-10	C	single family dwelling	30' front yard setback 5,800 sf improvable lot area	25.61' front yard setback 4,225 sf improvable lot area	Approved with conditions
1784 Lawrence 1.186/1	(A) 7/27/17 (R) 8/24/17	R-10	C	addition	30' front yard setback	18.83' front yard setback	Approved
1671 Perlowski 1.277/1-4	(A) 7/27/17 (R) 8/24/17	R-10	C	shed 2-story addition	30' front yard setback 10' side yard setback	8' front yard setback 5' side yard setback	Approved with conditions
1782 LVW Assoc. 38.75/1	(A) 7/27/17 (R) 8/24/17	RC	D Use Variance	beauty salon commercial gym café dog grooming	Not permitted uses		Approved with conditions

1787 Karmazin 1.70/5	(A) 10/26/17 (R) 11/9/17	R-10	C	additions	10' side yard setback	4.8' side yard setback	Approved
1789 Peto 52.40/17	(A) 9/28/17 (R) 10/26/17	RC	C	3-season room	20' rear yard setback	15' rear yard setback	Approved
1795 Conjurske 97/3	(A) 10/26/17 (R) 11/9/17	WTRC	C	sunroom	40' between building	32.99' between building	Approved
1792 Pomar 99.237/10	(A) 10/26/17 (R) 11/9/17	WTR-40	C	pole barn	50' front yard setback	25' front yard setback	Approved with conditions
1796 Jerman 1.150/9	(A) 10/26/17 (R) 11/9/19	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800 sf improvable lot area	7,500 sf lot area 75' lot frontage 75' lot width 4,225 sf improvable lot area	Approved
1793 Jerman 1.61/13	(A) (R)	R-10	C	single family dwelling	10,000 sf lot area 100' lot frontage 100' lot width 5,800 sf improvable lot area	7,500 sf lot area 75' lot frontage 75' lot width 4,225 sf improvable lot area	Carried to 2018
1797 Dudeck 75/95.116	(A) 12/14/17 (R)	RC	C	patio cover	40' between buildings	30' between buildings	Approved