

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, September 24, 2020 – 6:30 p.m.
AGENDA

1. Chairperson calls meeting to order.
2. Salute to the Flag
3. Announcement of Compliance: This meeting has been duly Advertised, filed and posted in accordance with the Open Public Meetings Act.
4. Roll Call.
5. Administrative Session:
 - a) Approval of Minutes
 - b) Payment of Bills
 - c) Correspondence
 - d) Professional Reports

APPLICATIONS:

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| 1. Case 2039 | 141 Office Park, LLC
128 Berger Street
Wood-Ridge, NJ | Block 109 Lot 5
141 Route 539
Zone WTO-P |
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Requesting a Use variance for the construction of a 12-unit warehouse facility, where the proposed use “Warehouse Building” is not permitted in the WTO-P zone. Additional variances include a rear yard setback of 43 feet to the building where 50 is required, maximum lot coverage of 67.6% where 65% is permitted, a front yard setback (Sec. 245-28D2-parking area and drive aisle) of 5 feet to the proposed parking area where 20 feet is required, a rear yard setback (Sec. 245-28D2-parking area and drive aisle) of 5 feet to the proposed parking area where 25 feet is required, no delineated loading dock where a 12x35 loading area is required (Sec.245-28E-Loading Area), a vegetative buffer width of 5 feet to the Eastern property line where 50 feet is required (Sec. 245-29B).

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| 2. Case 2043 | Angel & Brenda Rivas
203 Atlantic City Blvd.
Beachwood, NJ 08722 | Block 1.13 Lots 16 &21
1932 First Avenue
Zone R10 |
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Requesting variance relief to construct a new single family dwelling with a finished first floor elevation of 7.18 is proposed where 4 feet above average centerline road grade is permitted.

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| 3. Case 2047 | David & Lois Nichols
5011 Treely Road
Chester, VA | Block 99.162 Lot 2
1661 Cabot Avenue
Zone WTR-40 |
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Requesting variance relief to construct a single family dwelling, where the subject property’s frontage is not proposed in accordance with Township Standards for improved streets.

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| 4. Case 2042 | Derek Arnold
1316 Third Avenue
Manchester, NJ | Block 1.41 Lot 11
1316 Third Avenue
Zone R10 |
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Requesting variance relief to construct an addition on the rear of an existing dwelling with a proposed rear yard setback of 17.5 feet where 26 feet is permitted and a maximum lot coverage of 40.59% where 35% is permitted.

ANY OTHER GENERAL TOPIC OF CONCERN TO THE BOARD WILL BE DISCUSSED.

ADJOURNMENT.

FORMAL ACTION WILL TAKE PLACE.

THIS MEETING WILL ADJOURN ON OR BEFORE 10:30 P.M.

Respectfully submitted,

**Erin Mathioudakis
ZBA Secretary
Posted: September 18, 2020**