

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

ZOOM MEETING

Thursday, April 22, 2021 – 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

MEMORIALIZATIONS:

Memorialization to construct a detached accessory structure- 30'x 40' x 16' Pole Barn as well as a six-foot solid fence in front yard area. The subject property is located within the WTR 40 where a maximum of 1,000 square feet is permitted for all accessory structures, where a garage pole barn structure is proposed with 1,200 square feet, where a six foot solid fence is not permitted in the front yard area, where a six foot solid fence is proposed with a six foot setback on Pershing Avenue, where a six foot solid fence is not permitted in the front yard area, where a six foot solid fence is proposed with a one foot setback on Price Avenue. Applicant: Kevin Kura Block 99.239 Lots 5 1300 Tuckerton Approved at the March 25, 2021 meeting. Case 2157

Memorialization to construct a single family dwelling, applicant is proposing to provide +/- 70 feet of semi-improved frontage, where 195 feet of improved frontage is required, where the subject property's frontage is not proposed in accordance with Township Standards for improved streets. Applicant: David & Lois Nichols Block 99.162 Lots 2 1661 Cabot Approved at the March 25, 2021 meeting. Case 2158

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 |
|--------------|---|--|

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).

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: April 15, 2021