

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**ZOOM MEETING**

**Thursday, June 24, 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 of a use variance to permit a 2 story commercial building with office and retail uses on a property located in the PR-15 Pinelands Residential Zone, where commercial, office and retail uses are not permitted. Applicant: Manchester Walk, LLC Block 66 Lots 1 & 2 3858 Ridge Avenue Approved at the May 27, 2021 meeting. Case 2159

**APPLICATIONS:**

- |              |                      |                 |
|--------------|----------------------|-----------------|
| 1. Case 2039 | 141 Office Park, LLC | Block 109 Lot 5 |
|              | 128 Berger Street    | 141 Route 539   |
|              | Wood-Ridge, NJ       | 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). Carried from May 27, 2021 meeting.

- |              |                    |                      |
|--------------|--------------------|----------------------|
| 2. Case 2160 | Joseph Merwin      | Block 99.229 Lots 27 |
|              | 1321 Camden Avenue | 1321 Camden Avenue   |
|              | Whiting, NJ        | Zone WTR-40          |

Requesting variance relief to construct a pole barn accessory structure of 1400 sf where 1000 sf is permitted and for a side yard setback of 15 feet where 25 feet is required.

**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: June 21, 2021