

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, March 24, 2022 – 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 variance to construct an accessory structure (shed) with a height of 15.3 feet where 12 feet is permitted. Applicant: Thomas & Carla Coleman Block 99.236 Lot 9 1361 New Brunswick Avenue. Approved at the February 24, 2022 meeting. Case 2173

Memorialization of variance relief from Section 245-81 of the Manchester Code that requires 195 feet of paved frontage along a public road where both Coolidge Avenue and Chester Avenue to the full extent of their frontage along the subject property are unimproved, paper roads, the Applicant is proposing fifty feet of paved frontage along Coolidge Avenue. Applicant: Schuller Destin Block 99.79 Lot 2 1951 Coolidge Avenue. Approved at the February 24, 2022 meeting. Case ZB22-01

Memorialization of variance to construct a detached garage and blacktop driveway, where an accessory side yard setback of 25 is required, whereas 15 feet is proposed to the garage and where a maximum accessory building (accumulative) coverage of 1,000sf is permitted, whereas 1,680sf is proposed by the 1,200sf garage and the associated 480sf covered porch. Applicant: Brian Gordon Block 99.239 Lot 4 1320 Tuckerton Avenue Approved at the February 24, 2022 meeting. Case 2175

APPLICATIONS:

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| 1. Case 21-76 | Lisa Jerman
814 River Avenue
Point Pleasant, NJ | Block 1.75 Lot 36.01
Fourth Avenue
Zone R10 |
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Requesting variance relief to construct a single family dwelling on a lot having an area of 7,500 square feet where 10,000 square feet is required, lot frontage of 75 feet where 100 feet is required, lot width of 75 feet where 100 feet is required and improvable lot area of 4,225 square feet where 5,800 square feet is required.

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| 2. Case ZB22-02 | Christopher Merwin
1960 New York Avenue
Manchester, NJ | Block 99.84 Lot 2
1960 New York Avenue
Zone WTR40 |
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Requesting variance relief to construct a 1,200 square foot and 16'4" tall garage to rear of the property and extend the existing stone driveway to the proposed garage where a maximum height of an accessory garage is 16' and 16.33' is proposed and a maximum square footage of an accessory garage is 1,00 square feet where 1,200 square feet is proposed, where driveway material shall be constructed of either 2" thick bituminous material on compacted 4" gravel or 6" NJDOT Class B concrete with wire mesh where extending the existing stone driveway is proposed, where all driveways shall be provided with a driveway apron, where the existing stone driveway does not provide a driveway apron.

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: March 14, 2022