

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**Thursday, September 22, 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 a 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. Applicant proposes to construct an approximate 65-foot roadway along the frontage of the property. Applicant: Jeffrey Jerman Block 1.348 Lots 34 & 36 Englemere Boulevard. Approved at the August 25, 2022 meeting. Case ZB22-08.

Memorialization of a Use variance approval to use the property for office use. The applicant proposes to construct 2 two story office buildings totaling 50,000s.f. each. The applicant also seeks a parking variance for 465 spaces where 500 spaces are required. Applicant: GT Jackson Properties, LLC Block 69 Lots 1.02-1.09 Hangar Road & Ridgeway Road. Denied at the August 25, 2022 meeting. Case ZB22-06.

**APPLICATIONS:**

- |               |   |  |
|---------------|---|--|
| 1. Case 22-07 | Ross & Peggy Briggs<br>1880 New York Avenue<br>Manchester, NJ | Block 99.108 Lot 1<br>1880 New York Avenue<br>Zone WTR40 |
|---------------|---|--|

Requesting a variance to replace and extend an existing 6' wooden fence with a 6' wooden fence along the corner of the property (64' in length, offset 23' from the edge of property along Coolidge Ave. x 48' in length, offset 97.6' from the edge of property along New York Ave.). The Applicant is also seeking variance relief to maintain a gravel driveway, pop-up tent, and shipping container within the property. Relief Required: Use Variance "Commercial Use" – where commercial uses are not permitted in the W-40 Zone. Use Variance "Commercial Parking Lot & Commercial Vehicle Storage" – where commercial parking lots and commercial vehicle storage are not permitted in the W-40 Zone. Use Variance "Storage" – storage is prohibited in the residential zone, where a container exists. Height of Fence in Front Yard – where 4 feet is allowed and 6 feet is proposed. Accessory Structure Front Yard Setback – where Accessory Structures are not permitted within the front yard area between principal structure and roadway, a front yard setback of 21 feet exists. Accessory Structure Rear Yard Setback – where 25 feet is required, and 9 feet exists. Residential Driveway Material – where 2-inch-thick asphalt pavement is required, and gravel driveway exists.

- |               |  |  |
|---------------|--|--|
| 2. Case 22-09 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Block 1.326 Lots 29, 30, 31<br>Monmouth Avenue<br>Zone R10 |
|---------------|--|--|

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. Applicant proposes to construct a semi-improved street and seeks waivers for curb and sidewalk.

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

**ADJOURNMENT.**

**FORMAL ACTION WILL TAKE PLACE.**

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

Respectfully submitted,

Erin Mathioudakis

ZBA Secretary

Posted: September 19, 2022