

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, January 25, 2024 – 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. Oaths of Office.
6. Administrative Session:
 - a) Approval of Minutes
 - b) Payment of Bills
 - c) Correspondence
 - d) Professional Reports

MEMORIALIZATIONS:

Memorialization of a variance to construct a single family dwelling on an unimproved lot having an area of 5,000 square feet where 10,000 square feet is required, an improvable lot area of 2,600 square feet where 5,800 square feet is required, a frontage of 50 feet where 100 is required, a lot width of 50 feet where 100 feet is required, a rear yard setback of 24 feet where 26 feet is required, applicant is requesting waivers for curb and sidewalk. Applicant: Jeffrey Jerman Sixth Avenue Block 1.117 Lot 13 Denied October 26, 2023. Case 23-08

Memorialization of a use variance approval, modification of existing Use Variance approval, and/or interpretation per N.J.S.A. 40:55D-70(b) as to whether the existing Use Variance approval for a contractor warehouse encompass the uses as contemplated below to allow for uses other than those expressly stated in current approval. Applicant seeks to allow additional uses related to the contractor warehouse. Applicant: 141 Office Park, LLC 141 Highway 539 Block 109 Lot 5. Approved with Conditions. Case 23-20

Memorialization of a variance to install a six- foot fence in the front yard where a four-foot fence is allowed and for a side yard setback of 23 feet to the existing shed where 25 feet is required. Applicant: Jessica & Anthony Alegre 1800 Brooklyn Avenue Block 99.104 Lot 5. Approved December 21, 2023. Case 23-17.

Memorialization of a variance to install a six- foot fence in the front yard where a four-foot fence is allowed. Applicant: Robyn & Kenneth Palmer 2040 Elizabeth Avenue Block 99.61 Lot 1. Approved December 21, 2023. Case 23-15.

Memorialization of a variance to construct a single-family dwelling on Howard Avenue, which is not considered an improved street that conforms to Township requirements for a public street and thus “Semi-Improved” and for a minimum improvable lot area of 16,700sf where 18,700sf is required. Applicant: Donald Brown 18 Howard Avenue Block 75.01 Lot 18.01. Approved December 21, 2023. Case 23-06.

Memorialization of a variance 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 also seeks a variance for a rear yard setback of 23 feet where 26 feet is required, and maximum lot coverage of 35.7%, where 35% is permitted, applicant is requesting waivers for curb and sidewalk. Applicant: Jeffrey Jerman Monmouth Avenue Block 1.311 Lots 19 & 21. Approved December 21, 2023. Case 23-16.

Memorialization of a variance to construct a single family dwelling on an unimproved lot having an area of 5,000 square feet where 10,000 square feet is required, an improvable lot area of 2,600 square feet where 5,800 square feet is required, a frontage of 50 feet where 100 is required, a lot width of 50 feet where 100 feet is required, a rear yard setback of 24 feet where 26 feet is required, applicant is requesting waivers for curb and sidewalk. Applicant: Jeffrey Jerman Third Avenue Block 1.44 Lot 15. Approved with Conditions. Case 23-03.

APPLICATIONS:

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| 1. Case 23-07 | Manchester Warehouse, LLC
109 Clairmont Court
Lakewood, NJ | 131 Hwy 539
Block 109 Lot 4
Zone WTO-P |
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Applicant is seeking a zoning interpretation under NJSAD 40:55D-70(B) and issuance of a certificate of non-conformity of a pre-existing non-conforming use under NJSAD-68 permitting the existing uses on the subject property, which include the following: automotive repair and restoration, welding, arcade machine repair shop, garage door repair shop.

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| 2. Case 23-19 | Thomas Gallucci
68 Aylesford Lane
Manchester, NJ | 68 Aylesford Lane
Block 71.02 Lot 3
Zone R10A |
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Applicant seeks to construct a 16x 16 pergola on existing patio, where 192sf is permitted and 256sf is proposed.

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| 3. Case 23-18 | M. Sarama Builder
3174 Johnson Avenue
Manchester, NJ | 1632 Eleventh Avenue
Block 1.202 Lot 19
Zone R10 |
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Applicant seeks to construct a 1.5 story single family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed and a minimum rear yard setback where 26ft. is required and 22ft. is proposed.

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| 4. Case 23-22 | Jeffrey Jerman
PO Box 922
Point Pleasant, NJ | First Avenue
Block 1.15 Lots 15, 16, 17
Zone R10 |
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Applicant seeks to construct a single family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed and a minimum rear yard setback where 26ft. is required and 23ft. is proposed, and having a maximum lot coverage of 35.25% where 35% is required. Applicant is requesting waivers for curb and sidewalk.

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| 5. Case 23-26 | Jeffrey Jerman
PO Box 922
Point Pleasant, NJ | Tenth Avenue
Block 1.191 Lots 14 & 15
Zone R10 |
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Applicant seeks to construct a single-family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed and a finished floor elevation of 6 feet above average centerline road grade where a maximum of 4 feet is allowed. Applicant is requesting 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 ON OR BEFORE 10:30 P.M.

Respectfully submitted,
Erin Mathioudakis
ZBA Secretary
Posted: January 22, 2024