

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, March 28, 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. Administrative Session:
 - a) Approval of Minutes
 - b) Payment of Bills
 - c) Correspondence
 - d) Professional Reports

MEMORIALIZATIONS:

Memorialization of an appeal of Zoning Officer's Decision. Applicant: Jeffrey Jerman 524 Monmouth Avenue Block 1.302 Lots 9.01. Denied. Case 24-01.

Memorialization of an appeal of Zoning Officer's Decision. Applicant: Wrazen Homes 524 Monmouth Avenue Block 1.302 Lots 9.01. Approved. Case 24-02.

Memorialization of a variance 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 request of waiver for curbs and sidewalk. Applicant: Jeffrey Jerman Englemere Boulevard Block 1.341 Lots 41. Denied. Case 23-04.

APPLICATIONS:

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| 1. Case 23-21 | Paul Ewing
22 Nathan Avenue
Manchester, NJ | 22 Nathan Avenue
Block 45.07 Lot 8
Zone R-10A |
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Applicant seeks to maintain existing driveway, and not remove 5 feet from it.

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| 2. Case 23-23 | Jeffrey Jerman
PO Box 922
Point Pleasant, NJ | Monmouth Avenue
Block 1.326 Lots 26 & 28
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. Applicant is requesting waivers for curb and sidewalk.

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| 3. Case 23-24 | Jeffrey Jerman
PO Box 922 | Monmouth Avenue
Block 1.317 Lots 40 & 42 |
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Point Pleasant, NJ

Zone R10

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. Applicant is requesting waivers for curb and sidewalk.

**4. Case 23-28 Blaise Demers
 PO Box 992
 Jackson, NJ**

**732 Eleventh Avenue
Block 1.211 Lot 19
Zone R10**

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. 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: March 26, 2024**