MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT Thursday, April 25, 2024 – 6:30 p.m.

<u>AGENDA</u>

- 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 to maintain existing driveway, and not remove 5 feet from it. Applicant: Paul Ewing 22 Nathan Avenue Block 45.07 Lot 8. Approved. Case 23-21.

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 Monmouth Avenue Block 1.326 Lots 26 & 28. Approved. Case 23-23.

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 Monmouth Avenue Block 1.317 Lots 40 & 42. Approved. Case 23-24.

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: Blaise Demers 732 Eleventh Avenue Block 1.211 Lot 19. Denied Case 23-28.

APPLICATIONS:

1. Case 24-03Charles Lauria1001 Twelfth Avenue1001 Twelfth AvenueBlock 1.250 Lot 1Manchester, NJZone R10

Applicant seeks variance relief for construction of a rear roof overhang replacement due to fire damage, where a minimum rear yard setback of 26 feet is required and 6.9 feet is proposed, and where maximum building coverage is 25% and 25.7% is proposed.

2.	Case 24-05	John & Angela Terrizzi	
		1150 Monroe Avenue	
		Whiting, NJ	

1150 Monroe Avenue Block 99.65 Lot 1 Zone WTR40

Applicant seeks variance relief for the existing shed and fence, which encroach into the front yard and setbacks, where a 4-foot fence is permitted and a 6-foot fence is proposed along Trenton Avenue, where no accessory buildings are permitted in front yard setbacks, a shed exists in front yard along Monroe Avenue.

3.	Case 24-08	Steven Minden	1280 Paterson Avenue
		1280 Paterson Avenue	Block 99.248 Lot 1
		Whiting, NJ	Zone WTR40

Applicant seeks variance relief to install a fence that is 6 feet in height around the area towards the side and rear yards as well as the front yard along Pershing Avenue, where a 4-foot fence is permitted, and a 6-foot fence is proposed along Pershing Avenue.

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: April 22, 2024