

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, June 27, 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 a variance for the construction of 16x12 sunroom, replacing the existing rear yard deck, which encroaches into the rear yard setbacks. Applicant: Octavio & Jeanette Vazquez 1040 Eleventh Avenue Block 1.208 Lot 22 Approved. Case 24-04.

Memorialization of a variance relief for the existing pool, pool shed and gazebo, and the construction of a concrete patio that encroaches into the rear yard setback, exceeds allowable lot coverage and total accessory structure area. Applicant: Chrisopher Cruz 2976 Torry Avenue Block 57 Lot 719.01 Approved with conditions. Case 24-10.

Memorialization of a variance to construct 2.5 story dwelling with a basement on an existing non-conforming lot. Variances requested are for lot area, minimum side yard setback, minimum improvable lot area and maximum finished floor height. Applicant: M. Sarama Builder, LLC 500 First Street Block 41.10 Lot 21. Approved with conditions. Case 24-09.

Memorialization of a variance to maintain the current use and is seeking a Certificate of Non-Conformity in accordance with N.J.S.A. 40:55D-68 for the school in a zone where Child Day Care Services are not a permitted use. Applicant: Bay Rum Partnership 1917 Route 37 West Block 44 Lot 11. Approved. Case 24-12.

APPLICATIONS:

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| 1. Case 24-11 | Cynthia Riggs
161 Pasadena Road
Manchester, NJ | 161 Pasadena Road
Block 121 Lot 4
Zone PFA-S |
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Applicant is seeking variance relief for the existing pool house, five sheds, and greenhouse. Where 1,000sf is allowed for accessory building coverage and 7,295.4sf is existing/proposed.

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| 2. Case 24-06 | Jeffrey Jerman
PO Box 922
Point Pleasant, NJ | Sixth Avenue
Block 1.125 Lot 39
Zone R10 |
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Applicant requesting 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. Hearing subject to fulfillment of outstanding application fees pursuant to Township Fee Schedule 1.

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| 3. Case 24-07 | Jeffrey Jerman
PO Box 922
Point Pleasant, NJ | Seventh Avenue
Block 1.125 Lot 15
Zone R10 |
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