

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

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

**MEMORIALIZATIONS:**

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 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. Applicant: Cynthis Riggs 161 Pasadena Road Block 121 Lot 4. Approved. Case 24-11.

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 1.125 Lot 35. Denied. Case 24-06.

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 Ninth Avenue Block 1.171 Lot 20. Denied. Case 24-13.

**WHISPERING WOODS HEARING**

Case 2218     Jeffrey Jerman  
                   Seventh Avenue  
                   Block 1.150 Lot 41

The purpose of the hearing is to present and discuss a proposed settlement agreement between the applicant and the Board. This settlement is intended to resolve the ongoing litigation/dispute, Docket No. OCN-L-805-23, Jeffery R.Jerman v. Manchester Township Zoning Board of Adjustment. This matter is being held pursuant to a settlement between the parties, whereby the Township would sell Lot 41 to the applicant and the application will be reconsidered by the Board as a 75 x 100 lot.

**APPLICATIONS:**

- |               |  |  |
|---------------|--|--|
| 1. Case 24-07 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Seventh Avenue<br>Block 1.125 Lot 15<br>Zone R10 |
|---------------|--|--|

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. \*\* This application will be requested to carry to the September 26, 2024 meeting.\*\*

2. Case 24-15 Jeffrey Jerman Wellington Avenue  
PO Box 922 Block 1.300 Lot 9  
Point Pleasant, NJ Zone R10

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. \*\* This application will be requested to carry to the September 26, 2024 meeting.\*\*

3. Case 24-14 Jeffrey Jerman Eleventh Avenue  
PO Box 922 Block 1.221 Lot 35  
Point Pleasant, NJ Zone R10

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.

4. Case 24-16 Jeffrey Jerman First Avenue  
PO Box 922 Block 1.10 Lot 10  
Point Pleasant, NJ Zone R10

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.

5. Case 24-17 Jeffrey Jerman Tenth Avenue  
PO Box 922 Block 1.185 Lot 20  
Point Pleasant, NJ Zone R10

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.

6. Case 24-18 Jeffrey Jerman Fifth Avenue  
PO Box 922 Block 1.94 Lot 18  
Point Pleasant, NJ Zone R10

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.

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: July 23, 2024