

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, October 24, 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 a 2 story single family dwelling with a basement where a minimum side yard setback of 10 feet is required and 5 feet is proposed, where a minimum rear yard setback of 26 feet is required and 24,8 is proposed and a first floor elevation where 4 feet above average centerline road grade along property frontage is allowed and 10.65 feet is proposed. Applicant: M. Sarama Builder, LLC Block 1.88 Lots 17-21 2024 Fifth Avenue. Approved at the September 26, 2024 meeting. Case 24-41.

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 Block 1.222 Lot 30 Eleventh Avenue. Approved at the September 26, 2024 meeting. Case 24-20.

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 Block 1.90 Lot 9 Fifth Avenue. Approved at the September 26, 2024 meeting. Case 24-21.

APPLICATIONS:

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| 1. Case 24-15 | Jeffrey Jerman
PO Box 922
Point Pleasant, NJ | Wellington Avenue
Block 1.300 Lot 9
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. ** This application will be requested to carry to the December 12, 2024 meeting.**

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| 2. Case 24-44 | Claudia DaSilva
1908 Tenth Avenue
Manchester, NJ | 1908 Tenth Avenue
Block 1.193 Lot 9.01
Zone R10 |
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Applicant requesting variance relief for the existing covered rear deck, where a 26ft. rear yard setback is required and 18ft. is existing to the rear covered porch.

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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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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 24-22 Jeffrey Jerman First Avenue
PO Box 922 Block 1.06 Lot 16
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 24-23 Jeffrey Jerman Champlain Street
PO Box 922 Block 1.175 Lot 26
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 24-24 Jeffrey Jerman First Avenue
PO Box 922 Block 1.31 Lot 34
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.

7. Case 24-25 Jeffrey Jerman Twelfth Avenue
PO Box 922 Block 1.237 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.

8. Case 24-26 Jeffrey Jerman Eighth Avenue
PO Box 922 Block 1.150 Lot 17
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: October 22, 2024