

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**Thursday, February 27, 2025 – 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. Executive Session- Review Litigation
6. Administrative Session:
  - a) Approval of Minutes
  - b) Payment of Bills
  - c) Correspondence
  - d) Professional Reports

**Memorializations:**

Memorialization of 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, with waivers for curb and sidewalk. Applicant: Jeffrey Jerman Fifth Avenue Block 1.127 Lot 19. Denied at the January 30, 2025, meeting. Case 24-33

**APPLICATIONS:**

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| 1. Case 24-15 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Wellington Avenue<br>Block 1.300 Lot 9<br>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5,800 square feet is required, a frontage of 50 feet where 100 is required, a lot width of 50 feet where 100 feet **WITHDRAWN**.

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| 2. Case 24-19 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | First Avenue<br>Block 1.23 Lot 36<br>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 APRIL 24, 2025 meeting.\*\***

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| 3. Case 24-23 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Champlain Street<br>Block 1.175 Lot 26<br>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 MARCH 27, 2025 meeting.\*\***

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| 4. Case 24-29 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Seventh Avenue<br>Block 1.136 Lot 16<br>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.

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| 5. Case 24-30 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Twelfth Avenue<br>Block 1.241 Lot 14<br>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.

6. Case 24-32 Jeffrey Jerman Commonwealth Blvd.  
PO Box 922 Block 1.236 Lot 30  
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 24-36 Jeffrey Jerman Sixth Avenue  
PO Box 922 Block 1.138 Lot 39  
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 24-37 Jeffrey Jerman Tenth Avenue  
PO Box 922 Block 1.190 Lot 13  
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.

9. Case 24-38 Jeffrey Jerman Madison Avenue  
PO Box 922 Block 1.253 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. **\*\* This application will be requested to carry to the MARCH 27, 2025 meeting.\*\***

10. Case 24-39 Jeffrey Jerman Twelfth Avenue  
PO Box 922 Block 1.248 Lot 41  
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 MARCH 27, 2025 meeting.\*\***

**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: