

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, March 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. 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 1.136 Lot 16. Denied at the February 27, 2025, meeting. Case 24-29

Memorialization of a variances to construct a single family dwelling on an unimproved lot having an area of 7,500 square feet where 10,000 square feet is required, an improvable lot area of 4,225 square feet where 5,800 square feet is required, a frontage of 75 feet where 100 is required, a lot width of 75 feet where 100 feet is required, and waivers for curbs and sidewalks pursuant to an Order for Final Judgment dated February 21, 2025, ordering that the matter is reversed and remanded to the Manchester Zoning Board of Adjustment for action of approval of the requested variance relief under the provisions of N.J.S.A. 40:55D-70(c). Denied at the February 22, 2024 meeting. Case 23-04 Applicant: Jeffrey Jerman Block 1.341 Lot 41 Englemere Boulevard.

Memorialization of variances 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 and waivers for curbs and sidewalks pursuant to an Order for Final Judgment dated February 21, 2025, ordering that the matter is reversed and remanded to the Manchester Zoning Board of Adjustment for action of approval of the requested variance relief under the provisions of N.J.S.A. 40:55D-70(c). Denied at the December 22, 2022 meeting. Case 23-08 Applicant: Jeffrey Jerman Block 1.117 Lot 13 Sixth Avenue.

APPLICATIONS:

1. Case 23-27 James Hughes Philadelphia Avenue
 1901 Highway 539 Block 99.202 Lot 4
 Whiting, NJ Zone WT40

Applicant seeks a variance to construct a single-family dwelling on a semi-improved road pursuant to NJSA 40:55D-35 and NJSA 40:55D-36.

2. Case 24-49 George Zdanowicz 7B Norwich Drive
 7B Norwich Drive Block 75.146 Lot 28
 Whiting, NJ Zone RC

Applicant seeks variance to construct a 10x19 screen room with 3ft concrete walkway on the side of the house facing Clinton Court (corner property).

3. Case 24-47 Carol Kempf 15 Wycombe Way
 15 Wycombe Way Block 52.30 Lot 28
 Manchester, NJ Zone RC

Applicant seeks to construct a 10x18 sunroom on rear of home where a 20' setback is required and a 15' setback is proposed.

4. 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.

5. Case 24-30 Jeffrey Jerman Twelfth Avenue
PO Box 922 Block 1.241 Lot 14
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 24-32 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.

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.

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: March 24, 2025