

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, May 22, 2025**

**Manchester Township
1 Colonial Drive
Manchester, NJ**

MINUTES OF MEETING

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 6:38 p.m. by Chairwoman Linda Fazio.
2. This meeting was duly advertised, filed and posted in accordance with the Open Public Meetings Act.
3. A Pledge of Allegiance and Salute to the Flag.
4. Roll Call: Members Present: L. Fazio, W. Cook, G. Georgiano, D. Tedeschi, B. Hay, G. Apgar
Members Absent: H. Glen, S. Galbreath
Also Present: C. Reid, Board Attorney, Jason Worth, Board Engineer

APPLICATIONS:

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| 1. Case 24-48 | Congregation Mikvah of PLP
1209 Ninth Avenue
Manchester, NJ | 1209 Ninth Avenue
Bloch 1.186 Lot 39
Zone R10 |
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Ms. Fazio reviews applicant's request for relief of the following: minor site plan approval; a D(1) use variance relief from Ordinance section 245-31(1) to permit a mikvah in the R10 zone where commercial uses are not permitted; bulk variance relief from minimum principal building rear yard setback; minimum principal building side yard setback, maximum lot coverage, minimum parking space setback from street right-of-way line; minimum parking space side yard setback; minimum parking space size; bulk variance relief from minimum improvable lot area, minimum accessory structure rear yard setback; minimum accessory structure side yard setback which are pre-existing deviations to remain; bulk variance relief of the minimum landscaping buffer for a commercial property abutting residential development.

Donna Jennings- attorney for applicant, this is a minor site plan and use variance with bulk variances. Applicant looking to convert 1209 Ninth Avenue, Bloch 1.186 Lot 39 into a mikvah, subject property is located in the R10 zone, where mikvahs are not permitted but are considered an inherently beneficial use. The Supreme Court held religious institutions as inherently beneficial uses as such meet the positive criteria where the burden is on the applicant and the negative criteria is satisfied when balanced with four criteria: 1. the public interest served, 2. no detrimental effects, 3. imposed conditions from the Board to reduce any adverse effect and 4. No substantial detrimental, additionally the positive must outweigh the negative criteria, in this case

a, g, and m are satisfied. The zone allows for other uses like churches or places of worship, and the activity will be diminished with limited hours. With the bulk variance Price vs. Himeji- satisfy c2, satisfy negative criteria through limited operations. Applicant is also protected by RLIUPA where the burden shifts to local government where the government must use the least restrictive means any exercise of religion. The use and building of this application concerns religious exercise by furthering the Jewish faith. Ms. Jennings continues that the following with be providing testimony: Shragi Bloch, Yosef Portnoy, Miriam Davis, John Rea, Christine Cofone, they will respond to the Engineer's report, the Zoning Officers response, the Building/ Fire Sub-Code official response and the Fire Marshal response.

Shragi Bloch- sworn in. Ms. Jennings- What is your role? Mr. Bloch. I represent the congregation. Ms. Jennings- can you explain what the congregation would like to do. Mr. Bloch converts single family dwelling to a mikvah, purely dictated by religion. Ms. Jennings- this is a set central tenant? Mr. Bloch- long, long history practice throughout. Ms. Jennings- why here at the board? Mr. Bloch- on the sabbath, the closest to walk is an hour and half away for some, along Ridgeway Road, with no sidewalks, this location is walkable, centrally located, it was originally planned to be construct as a private mikvah. Ms. Jennings- it will retain the residential character, Mr. Bloch, we want to be good neighbors it will fit in the character of the neighborhood,. not obtrusive, no changes to the outside, there's a real privacy, it's a ritual private bath, very few people using it, for the comfort of those using it, it will not be recognizable from the outside. Ms. Jennings-who uses the mikvah? Mr. Bloch- adult women, no men, no kids. Ms. Jennings- can you speak to the days and hours? Mr. Bloch- seven days a week for one to two hours in the evening. Ms. Jennings-you can't just walk right in; you must have an appointment correct. Mr. Bloch- appointment only. Ms. Jennings, a couple of hours in the evening. Mr. Bloch- it is biblically described, even on the sabbath. Ms. Jennings- after sunset. Mr. Bloch-right. Ms. Jennings- how many visitors? Mr. Bloch- this size mikvah- average three to eight people over two hours. The average appointment will be forty-five minutes, there will be two attendants, three people at any one time max by appointment. Ms. Jennings-one bath in the building? Mr. Bloch- one immersion bath, five additional tubs, clean before and after and two other suites, one bridal, one ADA. Ms. Jennings- bridal private? Mr. Bloch-Yes, when bridal suite in use, nothing else used. Ms. Jennings- and what about deliveries? Mr. Bloch- not much really, only cleaning supplies, very simple operation. Ms. Jennings- no other use. Mr. Bloch- correct, cannot be any other use. Ms. Jennings to clarify- no bar mitzvahs, no weddings, etc. Mr. Bloch-no. Ms. Fazio- 1.5 hour walk, 3.2 to 3.4 miles, when I looked there were about thirty in this area. Mr. Bloch- how long to walk? I said for some an hour and a half walk, Ms. Fazio- Mikvah Prosper Vine- less than 3.2 miles. Mr. Bloch- from the far edge of Pine Lake Park? Ms. Fazio- trying to understand population servicing, what percentage 7% for commercial in a residential area. Mr. Bloch- population in PLP, everyone in Jewish community, about 500 families. Ms. Jennings- a woman walking in the dark on a dangerous road.

Mr. Reid stops meeting reviews quiet rules. Mr. Reid really speaks to Saturdays. Ms. Jennings Fridays also. Mr. Reid- 6 other days can drive. Mr. Bloch- mandated by rules, certain days walk very dangerous, when it rains or snows, 3.2 miles in winter. Ms. Fazio- but can drive other days. Mr. Bloch- no option of not going on Friday. Ms. Fazio- others in the area open from 8am to midnight, where they can drive. Mr. Bloch on Sabbath is what we are talking about. Mr. Reid- mandated on Sabbath. Mr. Bloch- yes, sometimes three to eight women, sometimes only one

woman, sometimes zero, but here three max one time. Mr. Reid could be eight though. Mr. Bloch, yes. Mr. Reid- where is the other located? Mr. Bloch-on Whitesville Road, Diness Ocher. Ms. Fazio- seem to be women only, but some have men. Mr. Bloch- some do but must be separate, so a bigger building, the mandate is for women. Mr. Worth one to two hours, sunset plus two hours. Mr. Bloch after dark Mr. Worth- so on Sabbath, Fridays, you must walk. Mr. Bloch- yes. Mr. Worth-frequency of visit. Mr. Bloch- many factors, some once a year, some once a month. Mr. Worth- 500 families, so 500 women. Mr. Bloch- Mikvah consultant when asked is where we got these numbers. Mr. Worth- It's the mikvah plus seven baths. Mr. Bloch- those are prep rooms. Mr. Worth- like full baths. Mr. Bloch, yes. Mr. Worth- ritual in the mikvah? Mr. Bloch, yes. Mr. Worth-waiting room is for the attendants. Mr. Bloch-no, sometimes a small wait, a small overlap. Mr. Worth- which is the bridal suite? Mr. Bloch-it's the largest of the prep rooms. Mr. Worth and what is the basement used for? Mr. Bloch- nothing in the basement, but utilities. Mr. Worth- what about storage of supplies? Mr. Bloch-the two closets. Mr. Hay-extra bath- all fixtures removed? Mr. Bloch- total of seven baths, ADA and bridal service room included in that seven. Ms. Apgar many women only certain times. Will they have guests? Mr. Bloch, no. Ms. Apgar- just local women? Mr. Bloch, yes, in Judaism, it's very private. Ms. Apgar- prepare in small room then big room immerse yourself. Mr. Bloch, yes. Mr. Hay-there's a kitchen on the first floor. Mr. Bloch in residence yes, but will change to a bathroom. Mr. Georgiano- so eight altogether? Mr. Bloch- seven plus the pool. Ms. Georgiano- what is the size of the pool? Mr. Bloch-8x8. Mr. Reid operations of day 24 hours? Mr. Bloch- one to two hours. Mr. Reid, what about the waiting area? Mr. Bloch is rarely used, but just in case she needs to wait for a ride. Mr. Reid- what happens after? Mr. Bloch- the prep rooms are cleaned, takes about twenty minutes. Mr. Reid, so bath then cleaned. Mr. Bloch, yes. Mr. Reid- what is the worship? Mr. Bloch some prayers. Mr. Worth cleaned before or after two hours, no one after? Mr. Bloch- correct. Mr. Worth- open one hour before? Mr. Bloch- even less than that about fifteen minutes and not open to the public. Ms. Jennings essentially 20 of the 24 hours, will be empty. Mr. Bloch, yes. Ms. Fazio- two hours, but you said forty-five minutes. Mr. Bloch- said maximum appointment could take forty-five minutes averages must much less some ten minutes, some forty-five minutes. Ms. Fazio- but only three people. Ms. Jennings- three max at one time. Ms. Fazio- hours longer at others. Mr. Bloch- not serving the same population, nothing comparable to this. Mr. Worth- 2 hours now, but in the future 4 hours? Mr. Bloch- that's another meeting, another applicant, but this is the capacity of this building. Mr. Cook. where is water from? Mr. Bloch- rainwater for the pool. Mr. Cook- 200 gallons? Ms. Jennings- the one pool. Mr. Cook- do you drain it? Mr. Bloch almost never, keep water as long as possible. Mr. Cook- is there a water purifier? Where is that system? Mr. Bloch in the water treatment room. Mr. Cook- would you object to exact hours? Mr. Bloch would be hard to do based on sunset, but maximum hours, yes. Mr. Reid, so duration. Mr. Cook- right. Ms. Apgar the towels, is there a laundry room or delivery service? Mr. Bloch-haven't figured that out, cleaner may need to do some towels. Ms. Apgar-so then maybe some delivery trucks. Mr. Bloch-possibly large delivery once a week. Mr. Reid- have you looked at alternative locations? Mr. Bloch- 100%, but this was already started, it was being constructed for private use, but plan conceived to use for everyone. Ms. Georgiano- so you don't actually own the property yet? Ms. Jennings- no, they are contract purchasers. Mr. Reid- who covers the cost? Mr. Bloch- it's a subsidized cost. Ms. Georgiano- so no one pays? Mr. Bloch- it's a suggested donation not forced to pay. Mr. Hay-available to the entire community? Mr. Bloch to women. Mr. Hay, so any woman? Mr. Bloch- Jewish women mostly. Mr. Hay- how do you schedule appointment? Ms. Jennings-online. Mr. Bloch would have to

follow guidelines. Mr. Hay someone goes to other religious buildings, only way to go by following your rules? Mr. Bloch- right. Mr. Hay- what are the rules? Mr. Bloch- there's a long list, but they are online.

Ms. Fazio- there was a fundraiser online, said Manchester community. Mr. Hay doesn't sound like anyone can use it. Ms. Fazio- in 2022. Mr. Bloch- not us, that was Holly Oak, doesn't exist yet. Today, we don't have one. Ms. Fazio- as a commercial use. Will there be need for them at other locations? Did you look at other locations. Mr. Bloch-yes, but it's about safety. Ms. Fazio- but for one night. Mr. Bloch- but that's not negotiable. Mr. Reid- where do they go now? Mr. Bloch- have to travel, go to the in laws or out of state, should not have to travel to use. Mr. Reid- but others could let these women in. Mr. Bloch- about the women who live here to freely practice, break up the stereotype, we don't know everyone, not everyone is charitable to each other. Mr. Reid- but are there other options? Mr. Bloch possibly. Mr. Reid, so convenient. Mr. Bloch, no, not just convenience. We live here, need to practice our religion. Mr. Reid- 3 to 8 women outweigh the rest of PLP. Mr. Bloch- not my position to argue that. Ms. Jennings- is similar to a church or a place of worship. Ms. Fazio, not part of their church, it's ritual. Ms. Jennings- it's part of their religion. Ms. Fazio- actually a business, basing need for one night, they charge or accept a donation, why on the Sabbath? Mr. Bloch- biblically ascribed. Ms. Fazio- but needed 7 seven days. Mr. Bloch- mikvah extremely private, not all info out there. Ms. Fazio- find in a synagogue? Mr. Bloch-yes, relative to walking distance. Mr. Worth in PLP, dark roads, no sidewalks, is it safe? This location, solely chosen why? Why not chose larger lot for more parking? Mr. Bloch- any time at night, lights dim or off, JCP&L only eleven at a time, always a certain level on Ridgeway and sometimes speed is 70mph. Mr. Worth- someone accompanies the women? Mr. Bloch- yes but they walk to and can't stand outside. Mr. Worth- so a friend, no husband, you said no men. Mr. Bloch men can walk by. Mr. Worth- in January- men just walk around forty-five minutes waiting around. Mr. Bloch no not allowed. Mr. Hay what about a shuttle? Mr. Bloch, no electric, no gas, no baths used on Sabbath, Mikvah is automated. Ms. Apgar technically a thing with water and septic. Mr. Bloch- not a bath house, not lounging around, churches have bathrooms. Mr. Reid, no baths on Sabbath. Mr. Bloch-no prep room at home. Mr. Reid only pool used? Mr. Bloch- prep room and bathroom. Mr. Cook- strict procedure, when does that occur? Mr. Bloch- before sundown. Ms. Fazio- 7% of the population, 93% of other religions, why can't each family have their own in their home? Mr. Bloch- how many people have indoor pools? Ms. Fazio could be the first one. Mr. Bloch- very intricate to create and maintain, by that everyone should have a church in their house. Ms. Fazio-8x8, 200 gallons, one mikvah, plus two bathrooms. Mr. Bloch- very cost prohibitive, it's a private thing, a communal service though. Ms. Fazio- how many families in area, say in three blocks. Mr. Worth indicated all of PLP. Mr. Bloch, yes. Ms. Fazio, you stress it's very private will neighbors use it. Mr. Bloch, no Jewish adjoining neighbors, Ms. Fazio what about neighbors 5' to side. Mr. Bloch will have bushes private, make as private as we can.

Mr. Reid-distance to and from, what is reasonable? Mr. Bloch-it's the distance and the danger of the road. Ms. Jennings- definitely not Ridgeway Road. Mr. Bloch- max, a half hour walk. Mr. Reid, what helped choose this location? Mr. Bloch about 1.2 miles. Mr. Reid, can you guess the number of women in 1.2 miles? Mr. Bloch, I think about 500 women within 1.2 miles.

OPEN TO THE PUBLIC FOR QUESTIONS FOR THE APPLICANT

Tabitha Owusu-Akyem- 3 to 8 people every day. Mr. Bloch on average. Ms. Owusu-Akyem so 240 people. Mr. Bloch- many factors of when people have to go, it fluctuates, Ms. Owusu-Akyem-I'm a nurse, so I know it's based on menses so monthly. Ms. Jennings- depends on age. Mr. Bloch- it fluctuates. Ms. Jennings asked and answered, ask a question, Ms. Owusu-Akyem- any other mikvah have 500 people, Mr. Bloch- a 7 room mikvah services around 500, some are much larger with longer hours.

Kim Holland- why are you bringing a facility? Why here? Mr. Bloch- answered numerous times Ms. Holland- needs rabbi needs attendant, it's commercial in a residential neighborhood. Mr. Bloch- not commercial, one attendant, super quick, super calm. Ms. Holland- do you know 840 11th? Mr. Bloch- I don't. Ms. Holland- parking is crazy there? Ms. Jennings- that's a question for a site engineer for parking.

Tammy Texter- Focus on Sabbath, things that can't be done, how are the lights turned on? Mr. Bloch- turned on before sabbath or timer. Ms. Texter- can use faucet. Mr. Bloch- we can Ms. Texter- existing residential home to seven prep rooms, only septic systems in PLP, how does septic accommodate this? Ms. Jennings- site engineer can answer. Mr. Reid- he didn't testify to this subject, someone later.

Linda Chapman- women pay? Mr. Bloch- it's a suggested donation. Ms. Chapman- mikvah- who pays the taxes? Mr. Bloch- it's a non profit. Ms. Jennings, it's not relevant. Mr. Bloch-if I don't have to answer that I won't. Ms. Chapman says commercial, Mr. Bloch- yes. Ms. Chapman- what if there are complaints? Ms. Jennings- these would go to the zoning officer. Mr. Reid- these are questions to his testimony only.

Matt Cavalier- extremely powerless to walking, say dangerous nearest one 3.2 miles, PLP is also dangerous, no sidewalks, women walking around, men walking around. Mr. Bloch- some people exercise in circles, some roads with no sidewalks, extremely dangerous to walk Ridgeway towards Whitesville, dark winding roads, some people going seventy miles per hour, way more dangerous. Mr. Cavalier- and walking on Commonwealth isn't, half would have to cross over, why not make it a commercial space on Route 37. Mr. Bloch- I didn't say cross, I said walk along. It's very different. Route 37 far and Route 7 the same. This location is within the grid much safer, wear reflectors, not in the middle of the road. Mr. Cavalier- study crosswalks, not present, dangerous to cross Commonwealth. Mr. Bloch- didn't say to cross not dangerous. Mr. Cavalier-study cross walks. Mr. Bloch- I don't have to but none on Commonwealth.

Theresa Rekus- why not pick commercial property that backs to PLP? Use side roads, it's feasible, why not pick one of those? One end to another, a half a mile, my friends and family not have to walk to those? Mr. Bloch- talking about equal for everyone, not to do extreme opposite location. Ms. Rekus-equity in walking, you chose to move, I'm essentially Catholic, once a year minimally once a year prefer once a week, no churches in PLP, rode a bike. Why do I have to travel for my religion? Mr. Block- I can't speak to your religion.

Jane Becker- said in testimony very important to your religion, I did my homework, but why didn't you think of that before? If so important. Mr. Bloch- I live here now, for three years,

reasonable people, truth will prevail. didn't imagine people of PLP wouldn't allow it. Ms. Jennings- is there a question?

Paul Bruschi- this is for women for their personal use, anything else? Mr. Bloch- no. Mr. Bruschi- what about ones with plates and cups? Mr. Bloch- that's a different type of mikvah. Mr. Bruschi- where are they going now. Mr. Bloch explained that before.

Samantha Tumi- what is the youngest child that will attend this? Mr. Bloch-no kids married women only, Ms. Tumi- average age of a menstrual cycle would be fourteen years old. Mr. Bloch-married women only. Ms. Tumi- must go after pregnancy Mr. Bloch- that is true. Ms. Tumi- 3-8 people, how is this suitable? Mr. Bloch I don't understand. Ms. Tumi- why now? Mr. Bloch because we need it today.

Beth Goldstein-Jennerich- why move to this area if you knew there wasn't one? Mr. Bloch didn't testify to this. Ms. Goldstein-do you go to schul? Mr. Bloch- no, pray in my own dining room. Ms. Goldstein- can appointments be made from Lakewood women. Mr. Bloch no must give your address. Ms. Goldstein- I don't believe this needs to be in a residential neighborhood.

Colleen Goetz- what is the source of the water? Mr. Bloch the sky. Ms. Goetz and when it's not enough? Mr. Bloch we wait calling. Ms. Goetz- is there a treatment system? Mr. Bloch yes. Ms. Goetz- so municipal water? Mr. Bloch- the pool no, the baths, yes.

Tracy Wittenberg- grew up in the Jewish community, there will be more mikvahs. Mr. Bloch- I'm a trustee of this congregation, I represent these people, focused on the necessity of this community.

Grace Peck- What is the reason from residential to commercial? Ms. Jennings- seeking a use variance.

Joe Privitera- outsider listening, no greater than one mile or one and a half miles, where is schul located? Mr. Bloch how is that relevant? Ms. Fazio- you brought it up in testimony. Mr. Bloch I pray in my basement. Mr. Privitera- schul anywhere, why different? Mr. Bloch-very different. It's during the day and for men.

Susan Tilton- this is a nonprofit. Mr. Bloch it will be. Ms. Tilton who pays the bills for the water. Mr. Bloch the non-profit.

Richard Christen- a lot of details tonight, my brain is stuck to hours of operation and women at various times, when does that time start from in and out, from submerged? Mr. Bloch from in to out. Mr. Christen- forty five minutes would extend past two hours. Mr. Bloch three at once, ten minutes staggered, very private hallways. Mr. Christen- variance for a longer hours. Mr. Bloch max three at once.

Christina Copeland- will a Rabbi be here to answer any questions? Mr. Bloch- was that a question for me? Ms. Jennings, no, no rabbi. Ms. Copeland- summer time, parties, affect any of this. Mr. Bloch no. Ms. Copeland open to all of community if Manchester? Mr. Bloch- doubt

anyone else would use it, but can must follow the rules. Ms. Copeland- how long does the variance last? Mr. Reid- once approved forever, conditions of approval and will run with the land. Ms. Copeland number of people seven days a week just doesn't work out, is there a time the meeting ends. Mr. Reid- no new testimony at 10pm.

David Raport- your intention to be discreet, a discreet manner, diligently attempt to be discreet, can't tell from outside, operators and users ensure neighbors wouldn't know they are , fit into the neighborhood. Mr. Bloch- not just attempt, but 100%, even more so, quietest thing possible. Mr. Raport- not really commercial, really only commercial because of sanitary or health purposes. Mr. Bloch- everything goes to the health department

CLOSED TO THE PUBLIC

Motion for recess Ms. Fazio, second Mr. Cook. Roll Call: All in favor.

Motion to return from recess made by Mr. Cook and second it by Ms. Georgiano. Roll Call: All in favor.

Mr. Reid- cases two through five on the agenda will be carried to the June 26th meeting with no notice required. Mr. Jerman waves time. Motion to approve Mr. Cook seconded by Ms. Georgiano. Roll Call: All in favor.

Mr. Reid- no new testimony after 10pm.

Ms. Jennings introduces architect Miriam Davis,
Miriam Davis-1999 Cedar Bridge Road, Lakewood, NJ, sworn in, credentials accepted. Ms. Jennings, did you prepare the plan Ms. Davis- correct Ms. Jennings- what are the exhibits? Ms. Davis- A1 is the floor plan, A2 are the elevations of the home.

Ms. Jennings, can you walk us through the facility? Ms. Davis interior alterations and existing floor plan will be improved, new stairs on left into waiting area. Not used often, ADA bathroom two sets of hallways, dry hall, takes user into prep room, through wet hall into mikvah, make sure no user at the same time in hallways, it will be 7 prep rooms, two existing bathrooms and five new ones; room 3 is the ADA room and room 7 is the bridal room, specialty room only rooms utilized at that time, existing mikvah under construction, 5' deep, 5' below grade, main immersion pit, rain water into treatment system, two pits into mikvah filtration system, mikvah the not emptied out, purified with filtration and kept clean, attendant lounge times two, closets with a mop sink, utility only in basement, ADA ramp in rear, residential looking as possible, only alterations are to the stairs. It will have residential windows, residential siding, residential lighting. Ms. Jennings- no signage? Ms. Davis, no. Ms. Fazio- ADA lift. Ms. Davis, it's not in the code not proposed at this time. Ms. Fazio- so if in wheelchair, how would one get into the pool? Ms. Davis helped down the steps by the attendant. Ms. Fazio but not nursing staff to help. Ms. Davis an attendant is there. Ms. Fazio so certified? Ms. Davis not sure. Ms. Fazio- policy and procedure of board for ADA, what is it? Ms. Jennings- not a question for the architect. Ms. Davis per building code not required, if raised or lowered seven inches not required rehab code, mentioned in the review letter. Ms. Fazio ADA compliant ramps and doors? Ms. Davis, IBC standard ADA access. Mr. Cook- any biological treatment. Ms. Davis- I don't think so, more like

pool filtration. Mr. Worth- access ADA compliant sidewalk to rear ADA pathway. Ms. Davis, yes. Mr. Worth- some renovations underway, garage conversion? Ms. Davis- correct garage raised. Mr. Worth- white siding will continue. Ms. Davis, yes, no exterior changes except doors in rear. Mr. Worth- dry hall, to prep room, to wet hall. Ms. Davis yes and then back the same way. Mr. Worth where is the rain water collected? Ms. Davis- pvc pipe into building like gutters with down spouts. Mr. Worth- how to prevent overflow, someone there to close it with heavy rain? Ms. Davis no closed before. Mr. Worth- pole lighting? Ms. Davis, no emergency lights only. Mr. Worth any lights spillage? Ms. Davis, that's more of an engineer question. Ms. Apgar- any dosing tanks or is that an engineer question? Ms. Jennings, that's for the engineer. Ms. Georgiano- you said carry person in, I thought it was private. Ms. Davis, the attendant would be there. Ms. Apgar comments I've been on a cruise where there is a lift, maybe a lift can be installed. Ms. Jennings- there will be two attendants. Ms. Davis- up to code, not looking for leniency. Mr. Hay condition if approved. Ms. Davis- standard emergency lighting. Mr. Hay- the walkways. Ms. Davis, that's engineering testimony. Ms. Fazio. walkways already there. Ms. Davis under construction. Ms. Fazio family owned. Ms. Davis, it's a private mikvah. Ms. Fazio- said very expensive for families to own it, how trustees come to own. Ms. Jennings average person can't afford. Ms. Davis, originally two baths, enlarging scale, seven rooms with two attendants.

OPEN TO THE PUBLIC FOR QUESTIONS TO THE ARCHITECT.

Kirk Gobbel- the original architect? Ms. Davis, yes. Mr. Gobbel- creeping along. Ms. Davis not started. Mr. Gobbel- basement already started. Ms. Davis structurally done, live loads evaluated, changes already made for mikvah. Mr. Gobbel- more baths, joists not shown. Ms. Davis already evaluated. Mr. Gobbel will structural engineer provide testimony? Ms. Jennings- not sure we need to. Mr. Gobbel- bifurcate application, minor site plan? Ms. Jennings no, Building Department jurisdiction. Mr. Reid- dark area changes? Ms. Davis kitchen and living room. Mr. Reid- was kitchen and living room. Ms. Davis, no, is there now? Ms. Fazio- no disturbance to neighbors being put in for family. Ms. Davis- no disturbance to neighbors and yes, correct putting in for family. Ms. Apgar really look like fully done windows, has dumpster. Ms. Davis can't testify to the use, but they were approved for interior alterations like the garage. Ms. Apgar- looks like speculation. Ms. Jennings- private mikvah already approved. Mr. Worth- garage conversion already approved through building department just private use right now doesn't give them approval. Ms. Georgiano you have changed garage area? Ms. Davis, no. Ms. Fazio kitchen living room there now. Ms. Davis in residential version, yes. Mr. Reid- plans show proposed changes other permits acquired through the building department. Ms. Georgiano- thought they were doing garage. Ms. Apgar- have you seen what is done? Ms. Davis I have not, have not seen any residential alterations. Mr. Worth- testimony says windows, privacy or glazed or tinted. Ms. Davis applicant can say Ms. Jennings- there will be blinds. Mr. Cook- have you seen the review letters. Ms. Davis key box has been added.

CLOSED TO THE PUBLIC.

Ms. Jennings request to carry at this point. Mr. Reid carry to the July 24, 2025 meeting, no notice with a waiver of time.

Motion to approve Mr. Cook seconded by Mr. Tedeschi.

Roll Call: All in favor.

Motion to recess five minutes from Mr. Cook and second by Mr. Tedeschi. Roll Call: All favor.

Motion to return from recess by Mr. Cook and seconded by Mr. Tedeschi. Roll Call: All in favor.

Administrative Session:

Memorializations:

Memorialization of variance to construct a 10x19 screen room with 3ft concrete walkway on the side of the house facing Clinton Court (corner property). Approved at the March 27th meeting.

Applicant: George Zdanowicz 7B Norwich Drive Block 75.146 Lot 28. Case 24-49

Motion to approve made by Mr. Cook and seconded by Ms. Apgar. Roll Call: W. Cook- yes, G. Apgar- yes, B. Hay- yes, L. Fazio- yes.

Memorialization of variance to construct a 10x18 sunroom on rear of home where a 20' setback is required and a 15' setback is proposed. Approved at the March 27th meeting. Applicant: Carol Kempf 15 Wycombe Way Block 52.30 Lot 28. Case 24-47

Motion to approve made by Mr. Cook and seconded by Ms. Apgar. Roll Call: W. Cook- yes, G. Apgar- yes, B. Hay- yes, L. Fazio- yes.

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, applicant is requesting waivers for curb and sidewalk. Approved at the March 27th meeting. Applicant: Jeffrey Jerman Twelfth Avenue Block 1.241 Lot 14. Case 24-30.

Motion to approve made by Mr. Cook and seconded by Ms. Apgar. Roll Call: W. Cook- yes, G. Apgar- yes, L. Fazio- yes.

Memorialization of a variance to construct a single-family dwelling on a semi-improved road pursuant to NJSA 40:55D-35 and NJSA 40:55D-36. Approved at the April 24th meeting.

Applicant: James Hughes Philadelphia Avenue Block 99.202 Lot 4. Case 23-27

Motion to approve made by Mr. Cook and seconded by Ms. Apgar. Roll Call: W. Cook- yes, G. Apgar- yes, L. Fazio- yes.

Memorialization of a variance to construct a 26x30 detached garage with tree removal. Approved at the April 24th meeting. Applicant: Sharon Wood (Leslie) 701 Monroe Avenue Block 99.50 Lot 2. Case 24-45

Motion to approve made by Mr. Cook and seconded by Ms. Apgar. Roll Call: W. Cook- yes, G. Apgar- yes, L. Fazio- yes.

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 May 2, 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 March 28, 2024 meeting. Case 23-28 Applicant: Blaise Demers
Block 1.211 Lot 19 Eleventh Avenue.

Motion to approve made by W. Cook. Roll Call: W. Cook- yes.

Administrative Session:

Approval of Minutes: April 24, 2025, meeting.

Motion to Approve made by W. Cook and seconded by L. Fazio

Roll Call: W. Cook- yes, L. Fazio- yes, G. Apgar- yes,

Payment of Bills:

MTZB-R8500 for T&M Associates in the amount of \$374.00 for Case ZB24-24.

MTZB-R8051 for T&M Associates in the amount of \$652.00 for Case ZB25-03.

MTZB-R8580 for T&M Associates in the amount of \$233.75 for Case ZB24-32.

MTZB-R8710 for T&M Associates in the amount of \$187.00 for Case ZB24-45.

MTZB-R8770 for T&M Associates in the amount of \$93.50 for Case ZB25-02.

Mr. Hay-Mr. Reid- where are your bills? Mr. Reid- only pay bills the Town has to pay.

Motion to approve made by W. Cook and seconded by G. Georgiano. Roll Call: W. Cook- yes,
G. Georgiano-yes, D. Tedeschi- yes, B. Hay- yes, G. Apgar- yes, L. Fazio- yes.

Correspondence: none.

Professional Reports: none.

Adjournment: The meeting was adjourned at 10:13 p.m. on motion by D. Tedeschi and
seconded by W. Cook. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary