

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**Thursday, August 28, 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. Oath of Office
6. Administrative Session:
  - a) Approval of Minutes
  - b) Payment of Bills
  - c) Correspondence
  - d) Professional Reports

**APPLICATIONS:**

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| 1. Case 25-03 | Manchester Warehouse, LLC<br>109 Claremont Court<br>Lakewood, NJ | 131 Hwy 539<br>B109 L4<br>Zone WTO-P |
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Applicant is seeking a use variance where a warehouse/packing use is not permitted, while the use is not changing, the raising of the roof of the existing building at the southwest corner of the site constitutes an expansion of an existing nonconforming use. Applicant also see front yard setback variance of 44.75 feet where 50 ft is required. Applicant seeks use variance approval for contractor warehouse use. \*\*\* Case 25-03 will be carried to September 25, 2025.\*\*\*

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| 2. Case 24-28 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Second Avenue<br>Block 1.26 Lot 16<br>Zone R10 |
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**WHISPERING WOODS HEARING:** The purpose of this hearing is to present and discuss a proposed settlement agreement between the applicant and the Board. The settlement is intended to resolve the ongoing litigation, Docket no. OCN-L-402-25, Jeffrey R. Jerman v. Manchester Township Zoning Board of Adjustment. The Applicant is proposing revisions which will satisfy some concerns of the Board and increase safety. Those changes are eliminating the rear setback variance, moving the house forward, moving the stairs away from the driveway front and enhancing the interior.

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| 3. 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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**WHISPERING WOODS HEARING:** The purpose of this hearing is to present and discuss a proposed settlement agreement between the applicant and the Board. The settlement is intended to resolve the ongoing litigation, Docket no. OCN-L-953-25, Jeffrey R. Jerman v. Manchester Township Zoning Board of Adjustment. The Applicant is proposing revisions which will satisfy some concerns of the Board and increase safety. Those changes are eliminating the rear setback variance, moving the house forward, moving the stairs away from the driveway front and enhancing the interior.

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| 4. Case 24-33 | Jeffrey Jerman<br>PO Box 922<br>Point Pleasant, NJ | Seventh Avenue<br>Block 1.127 Lot 19<br>Zone R10 |
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**WHISPERING WOODS HEARING:** The purpose of this hearing is to present and discuss a proposed settlement agreement between the applicant and the Board. The settlement is intended

to resolve the ongoing litigation, Docket no. OCN-L-766-25, Jeffrey R. Jerman v. Manchester Township Zoning Board of Adjustment. The Applicant is proposing revisions which will satisfy some concerns of the Board and increase safety. Those changes are eliminating the rear setback variance, moving the house forward, moving the stairs away from the driveway front and enhancing the interior.

5. Case 24-38	Jeffrey Jerman PO Box 922 Point Pleasant, NJ	Sixth Avenue Block 1.253 Lot 18 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 24-39	Jeffrey Jerman PO Box 922 Point Pleasant, NJ	Sixth Avenue Block 1.248 Lot 41 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.

7. Case 24-50	Jeffrey Jerman PO Box 922 Point Pleasant, NJ	Sixth Avenue Block 1.105 Lot 9 Zone R10
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Applicant seeks to construct a single family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed. 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: