**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**SPECIAL MEETING**

**Wednesday, August 13, 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 6:33 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, H. Glen, S. Galbreath, G. Georgiano, D. Tedeschi, B. Hay, G. Apgar

   Members Absent: none.

 Also Present: C. Reid, Board Attorney, Jason Worth, Board Engineer

**APPLICATION:**

Case 24-48 Congregation Mikvah of PLP 1209 Ninth Avenue

1209 Ninth Avenue Block 1.186 Lot 39

Manchester, NJ Zone R10

Ms. Fazio reviews variance request the Applicant seeking the following relief: 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.

Mr. Reid reviews capacity of Court room and rules of open public meeting, spoke with Board members and Council for the applicant, to preserve integrity of the application meeting will be rescheduled to a larger facility.

Motion to move meeting to larger facility on a future date made by L. Fazio and seconded by D. Tedeschi. Roll Call: L. Fazio- yes, D. Tedeschi- yes, W. Cook- yes, H. Glen- yes, S. Galbreath- yes, G. Georgiano-yes, B. Hay- yes, G. Apgar- yes.

Mr. Reid- new notice of the meeting will be given.

**Adjournment:** The meeting was adjourned at 6:46 p.m. on motion by W. Cook and seconded by D. Tedeschi. All in favor.

Respectfully submitted,

Erin Mathioudakis

Zoning Board Secretary