**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, July 24, 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 6:35 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, G. Georgiano, D. Tedeschi, G. Apgar

   Members Absent: S. Galbreath, B. Hay

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

**Administrative Session:**

**Annual Report:** Motion to Approve made by W. Cook and seconded by G. Georgiano. Roll Call: W. Cook- yes, G. Georgiano- yes, H. Glen- yes, D. Tedeschi- yes, G. Apgar- yes, L. Fazio- yes.

**Approval of Minutes**: June 26, 2025 meeting.

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

**Payment of Bills:**

MTZB-R8780 for T&M Associates in the amount of $187.00 for Case ZB25-04.

MTZB-R7821 for T&M Associates in the amount of $93.50 for Case ZB25-01.

MTZB-R8320 for T&M Associates in the amount of $187.00 for Case ZB24-06.

MTZB-R8390 for T&M Associates in the amount of $140.25 for Case ZB24-13.

MTZB-R8520 for T&M Associates in the amount of $326.00 for Case ZB24-26.

MTZB-R8630 for T&M Associates in the amount of $233.75 for Case ZB24-37.

Motion to Approve made by W. Cook and seconded by G. Apgar. Roll Call: W. Cook- yes, G. Apgar- yes, H. Glen- yes, G. Georgiano- yes, D. Tedeschi- yes, L. Fazio- yes.

**Correspondence:** Mr. Reid reviews correspondence from Donna Jennings, council for Case 24-48- only five members present for use variance, requests to carry and seeks special meeting, waiver of time until September 26th. Board and Board professionals review availability with date selections. Motion to carry Case 24-48 made by W. Cook and seconded by H. Glen. Roll Call: All in Favor.

Mr. Reid reviews correspondence from Mr. Shea, council for Case 25-02 request to carry application to September 25th meeting with waiver of time.

Motion to carry 25-02 made by W. Cook and seconded by G. Georgiano. Roll Call: All in Favor.

**Professional Reports:** none.

**Memorializations:**

Memorialization of a variance for proposed lot coverage of 37.3% where 35% is permitted for a proposed deck, canopy, and patio for the existing pool. Approved at the June 26, 2025 meeting. Applicant: Jacob & Chana Brody 545 Englemere Blvd. Block 1.348 Lot 34.01. Case 25-01

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

Memorialization of 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-2163-24, 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. Approved at the June 26, 2025 meeting. Applicant: Jeffrey Jerman Block 1.125 Lot 35 Sixth Avenue. Case 24-06.

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

Memorialization of 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-2162-24, 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. Approved at the June 26, 2025 meeting. Applicant: Jeffrey Jerman Block 1.171 Lot 20 Sixth Avenue. Case 24-13.

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

Memorialization of 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. Approved at the June 26, 2025 meeting. Applicant: Jeffrey Jerman Block 1.190 Lot 13 Tenth Avenue. Case 24-37.

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

**Adjournment:** The meeting was adjourned at 7:00 p.m. on motion by W. Cook and seconded by G. Georgiano. All in favor.

Respectfully submitted,

Erin Mathioudakis

Zoning Board Secretary