

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, September 25, 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 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. Approved at the August 28, 2025 meeting. Case 24-28. Applicant: Jeffrey Jerman. Second Avenue Block 1.26 Lot 16.

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-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. Approved at the August 28, 2025 meeting. Case 24-29. Applicant: Jeffrey Jerman. Seventh Avenue Block 1.136 Lot 16.

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-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. Approved at the August 28, 2025 meeting. Case 24-33. Applicant: Jeffrey Jerman. Seventh Avenue Block 1.127 Lot 19.

Memorialization of application 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. Approved at the August 28, 2025 meeting. Case 24-50. Applicant: Jeffrey Jerman. Sixth Avenue Block 1.105 Lot 9.

APPLICATIONS:

1. Case 25-02 Jersey Shore Property Solutions, LLC 2991 Nicoletti Road
1310 Hooper Avenue Block 55 Lot 14
Toms, River, NJ Zone R40

Applicant seeking variances to construct a single family dwelling on an undersized, nonconforming lot. Variances requests include for lot area where 40,000sf is required and 5,408.5sf is existing, for lot frontage where 200ft is required and 50ft is existing, for width where 200ft is required and 50ft is existing, for minimum improvable lot area where 18,700sf is required and 0sf is existing, where a rear yard setback of 50ft is required and 15ft is proposed, a side yard setback of 25ft is required on each side and 5ft is proposed on each side, and for a maximum lot coverage where 25% is the limit and 33.23% is proposed.

2. Case 25-03 Manchester Warehouse, LLC 131 Hwy 539
109 Claremont Court B109 L4
Lakewood, NJ Zone WTO-P

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.

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: