

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING

Thursday, October 30, 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

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.

APPLICATION

Case 24-48	Congregation Mikvah of PLP	1209 Ninth Avenue
	1209 Ninth Avenue Manchester, NJ	Block 1.186 Lot 39 Zone R10

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.

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: