

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING

Thursday, November 20, 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.

Memorializations:

Memorialization of a variance to construct a 26x30 detached garage within front yard along Mackenzie Court, where no accessory structures are permitted within the front yard setback. Applicant: Daniel Watters 3 Mackenzie Court Block 111 Lot 11.06. Approved at the October 23rd meeting. Case 25-04.

Memorialization of a variance to construct a single family home where 11,200sf are required for improvable lot area and 3450sf is provided, for front yard setback where 40 feet is required and 27.5 is provided and a minimum rear setback where 40 feet is required and 27.5 feet is provided. Applicant: Arya Properties, LLC 3051 Brentwood Avenue Block 21 Lot 1747. Approved at the October 23rd meeting. Case 25-06.

APPLICATION

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