

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, December 11, 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

Applications:

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| 1. Case 25-08 | Kozek Development
575 Sergey Road
Jackson, NJ | Fifth Avenue
Block 1.112 Lot 34
Zone R10 |
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Applicant requesting 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.

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| 2. Case 25-09 | Christopher Johnston
39 Tarworth Terrace
Manchester, NJ | 39 Tarworth Terrace
Block 52.03 Lot 168
Zone RC |
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Applicant requesting to construct a 12x12 sunroom which encroaches into the rear yard setback, where a setback of 20ft. is required and 9.5ft. is proposed.

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| 3. Case 25-10 | Angel & Brenda Rivas
1932 First Avenue
Manchester, NJ | 1932 First Avenue
Block 1.13 Lot 16.01
Zone R10 |
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Applicant is proposing to construct to a 2 story dwelling, currently under construction, with a basement requiring variances for a rear yard setback, where 26ft. is required and 21.5ft is proposed and for a first floor elevation where the first floor elevation shall not be less than 2ft, nor more than 4ft above the average elevation of the crown of the road in front of the property, where 7.43ft. is proposed.

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: