

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, January 22, 2026 – 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 application for 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. Denied without prejudice at the September 25, 2025 meeting. Case 25-03. Applicant: Manchester Warehouse, LLC. 131 Hwy 539 Block 109 Lot 4.

Memorialization of an 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. Applicant: Kozek Development Fifth Avenue Block 1.112 Lot 34. Approved with conditions at the December 11, 2025 meeting. Case 25-08

Memorialization of an application to construct a 12x12 sunroom which encroaches into the rear yard setback, where a setback of 20ft. is required and 9.5ft. is proposed. Applicant: Christopher Johnston 39 Tarwoth Terrace Block 52.03 Lot 168. Approved at the December 11, 2025 meeting. Case 25-09.

Memorialization of an application 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. Applicant: Angel & Brenda Rivas 1932 First Avenue Block 1.13 Lot 16.01. Approved at the December 11, 2015 meeting. Case 25-10.

Applications:

Case 25-07 Jami Investment Realty, LLC
2685 Wilbur Avenue
Manchester, NJ

2865 Wilbur Avenue
Block 4 Lot 9
Zone- OP

Applicant seeks preliminary and final site plan approval, a use variance, bulk variance and design waiver relief to permit the installation of a 990sf pole barn, asphalt apron, stone driveway, stone parking area, equipment and material storage area and stormwater basin for landscaping contractor use on the property where there is an existing single family dwelling, wood patio, paver patio and shed at subject property. The Applicant also seeks bulk variance relief from the OP zone residential buffer for the adjacent residential zone where 50 feet is required and 30 feet is

proposed. The Applicant further seeks design waiver from paved parking areas, concrete curbs, defined load areas and trash enclosure.

Case 25-11 Jeffrey Jerman Amsterdam Avenue
PO Box 922 Block 1.326 Lot 7.01
Point Pleasant, NJ Zone R10

Applicant seeks to construct a single-family dwelling on a conforming lot where the road frontage is unimproved and not in accordance with Township standards applicant will improve the roadway but seeks waivers for curb, sidewalk and street width.

Applicant seeks 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 and maximum lot coverage of 35.81% where 35% is required. Applicant is requesting waivers for curb and sidewalk.

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

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