

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

SPECIAL MEETING

Thursday, January 29, 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.**

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: