

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, February 26, 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 an application for 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. Applicant: Jami Investment Realty, LLC 2865 Wilbur Avenue Block 4 Lot 9 Approved with conditions at the January 22, 2026 meeting. Case 25-07.

Memorialization of an application to construct a single-family dwelling on a conforming lot where the road frontage is unimproved and not accordance with Township standards applicant will improve the roadway but seeks waivers for curb, sidewalk and street width. Additional variance granted for a three-foot setback for an 8x10 shed. Applicant: jeffrey Jerman Amsterdam Avenue Block 1.326 Lot 7.01 Approved with conditions at the January 22, 2026 meeting. Case 25-11.

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 and maximum lot coverage of 35.81% where 35% is required. Applicant is requesting waivers for curb and sidewalk. Applicant: Jeffrey Jerman Grinnell Avenue Block 1.353 Lot 30.01 Approved with conditions at the January 22, 2026 meeting. Case 25-13.

Applications:

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| 1. Case 25-12 | Mario Sarama
3174 Johnson Avenue
Manchester, NJ | 3174 Johnson Avenue
Block 54 Lot 704
Zone R40 |
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Applicant seeks to construct a 1,750sf metal storage building requiring variances for rear yard setback where 25' is required and 14' is proposed, height, where 12' is permitted and 16.5' is proposed, accessory structure area where 1000sf is permitted and 4,504sf is proposed and lot coverage, where 25% is permitted and 40% is proposed. The applicant is requesting additional setback variances for the exiting pool shed where 25' is required and 5' is existing and three other sheds, where 25' is required and .4 is existing, where 25' is required and .3' is existing, with additional existing non-conforming exist for lot frontage and lot width.

