

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, March 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 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. Applicant: Congregation Mikvah of PLP 1209 Ninth Avenue Block 1.186 Lot 39. Denied at the February 19, 2026 meeting. Case 24-48.

Memorialization of an application 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. Applicant: Mario Sarama 3174 Johnson Avenue Block 54 Lot 704. Denied at the February 26, 2026 meeting. Case 25-12.

Memorialization of an application to construct a 30'x50' detached metal garage with 10'x50' awning, where 1,000sf is permitted and 2000sf is proposed, including a 500sf overhang, and expansion of the existing gravel driveway, where all off street driveways shall be constructed of two inch thick bituminous material or six-inch NJDOT Class B concrete and the gravel driveway apron is existing where a paved driveway apron is required. Applicant: Scott Moss 1720 Brooklyn Avenue Block 99.135 Lot 4. Approved at the February 26, 2026 meeting. Case 25-14.

Memorialization of an application to construct a single family dwelling on an unimproved lot having an area of 5,000 square feet where 10,000 square feet is required, an improvable lot area of 2,600 square feet where 5,800 square feet is required, a frontage of 50 feet where 100 is required, a lot width of 50 feet where 100 feet is required, a rear yard setback of 24 feet where 26 feet is required, applicant is requesting waivers for curb and sidewalk. Applicant: Jeffrey Jerman Madison Avenue Block 1.253 Lot 18. Approved with conditions at the February 26, 2026 meeting. Case 24-38.

Memorialization of an application to construct a single family dwelling on an unimproved lot having an area of 5,000 square feet where 10,000 square feet is required, an improvable lot area of 2,600

