

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, April 23, 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. Oath of Office
6. Administrative Session:
 - a) Approval of Minutes
 - b) Payment of Bills
 - c) Correspondence
 - d) Professional Reports

Memorializations:

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 requested waivers for curb and sidewalk. Applicant: Jeffrey Jerman 1501 Champlain Street Block 1.298 Lot 27.01. Approved with conditions at the March 26, 2026 meeting. Case 25-15.

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. Applicant requested waivers for curb and sidewalk. Applicant: Jeffrey Jerman 1332 Twelfth Avenue Block 1.237 Lot 20. Approved with conditions at the March 26, 2026 meeting. Case 25-16.

Applications:

Case 25-19 Frank Celano 1861 Delaware Avenue
 1861 Delaware Avenue Block 99.112 Lot 9
 Whiting, NJ Zone WTR-40

Applicant requesting a variance to construct a 30'x40' detached garage where 1,000sf is permitted and 1,200sf is proposed.

Case 25-17 Jeffrey Jerman 616 Englemere Boulevard
 PO Box 922 Block 1.328 Lot 12
 Point Pleasant, NJ Zone R10

Applicant requesting a variance 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. Applicant is requesting waivers for curb and sidewalk.

Case 25-18 Jeffrey Jerman Riverside Avenue
 PO Box 922 Block 1.365 Lot 20
 Point Pleasant, NJ Zone R10

Applicant requesting a variance 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. Applicant is requesting waivers for curb and sidewalk.

Case 25-20

**Jeffrey Jerman
PO Box 922
Point Pleasant, NJ**

**Grinnell Avenue
Block 1.346 Lot 15
Zone R10**

Applicant requesting a variance 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. 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
ZBA Secretary
Posted:**