

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, May 28, 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. Executive Session
6. Administrative Session:
 - a) Appointments- Board Engineer
 - b) Approval of Minutes
 - c) Payment of Bills
 - d) Correspondence
 - e) Professional Reports

Memorializations:

Memorialization of an application to construct a 30'x40' detached garage where 1,000sf is permitted and 1,200sf is proposed. Applicant: Frank Celano 1861 Delaware Avenue Block 99.112 Lot 9 Approved at the April 23, 2026 meeting. Case 25-19.

Applications:

- | | | |
|---------------|---|---|
| 1. Case 26-04 | Mario Sarama
3174 Johnson Avenue
Manchester, NJ | 3174 Johnson Avenue
Block 54 Lot 704
Zone R40 |
|---------------|---|---|

Applicant seeks to construct a 1,200sf metal storage building requiring variances for minimum side setback (pool shed) where 25ft is required and 5ft is existing, minimum side setback (shed #1) where 25ft is required and 5.1ft is existing, maximum lot coverage where 25% is permitted and 38.8% is proposed, maximum accessory structure area where 1,000sf is permitted and 3,523 is proposed, driveway location where 5ft is required and 1.8ft is existing, minimum lot frontage (existing non-conformity) where 200ft is required and 124.4 is existing, minimum lot width (existing non-conformity) where 200ft is required and 124.4 is existing.

- | | | |
|---------------|---|--|
| 2. Case 25-02 | Jersey Shore Property Solutions, LLC
1310 Hooper Avenue
Toms, River, NJ | 2991 Nicoletti Road
Block 55 Lot 14
Zone R40 |
|---------------|---|--|

Applicant seeking variances to construct a single family dwelling on an undersized, nonconforming lot. Variances requests include for lot area where 40,000sf is required and 6,278.19sf is proposed, for lot frontage where 200ft is required and 58.04ft is proposed, for width where 200ft is required and 58.04ft is proposed, for minimum improvable lot area where 18,700sf is required and 65.69sf is proposed, where a front yard setback of 50ft is required and 48.17ft. is proposed, where a rear yard setback of 50ft is required and 14.02ft is proposed, a side yard setback of 25ft is required on each side and 5ft is proposed on each side, and for a maximum lot coverage where 25% is the limit and 25.23% is proposed.

- | | | |
|---------------|--|---|
| 3. Case 26-01 | Michael Suozzo
450 Coolidge Avenue
Whiting, NJ | 450 Coolidge Avenue
Block 99.98 Lot 1
Zone: WTR40 |
|---------------|--|---|

Applicant seeks to construct a detached 2-car garage, wrap around PVC 6ft high fence and paved driveway, where an accessory structure is not permitted within the front yard area and the detached 2 car garage is proposed within in the front yard are along Bayonne Ave., where a

minimum 25ft rear yard setback is required and 15ft is proposed from the proposed 2 car garage to southeastern property line and where a fence is not permitted within the front yard area and a proposed 6ft high PVD fence is located within the front yard area along Coolidge Ave.

4. Case 26-02 Christopher Papa 1360 Zeppelin Avenue
1360 Zeppelin Avenue Block 99.2187 Lot 9
Whiting, NJ Zone WTR40

Applicant seeks variances to relocate existing shed to conforming location, construct a detached garage and paved driveway. Seeking variances for maximum accessory structure area of 1500sf, where 1000sf is permitted, maximum accessory structure height requirement of 21.63ft. where 16fy. Is permitted.

5. Case 26-03 Jim Anderson 31 Third Street
31 Third Street Block 43 Lot 4
Manchester, NJ Zone R10

Applicant is proposing to construct a 2 story dwelling and detached shed where the following relief is required: for lot area where 5000sf is existing/proposed and 10,000sf is required, lot width of 50ft existing/proposed where 100ft is required, for lot frontage where 50ft is existing/proposed where 100ft is required, for improvable lot area of 1,320sf where 5,800sf is required, for a first floor elevation above average crown of road of 18" whereas 24" min. to 48" max. required, and a driveway setback of 3ft where 5ft is required.

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: