

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, June 25, 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 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. Applicant: Mario Sarama 3174 Johnson Avenue Block 54 Lot 704. Approved at the May 28, 2026 meeting. Case 26-04

Memorialization of an application 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. Applicant: Jersey Shore Property Solutions, LLC 2991 Nicoletti Road Block 55 Lot 14. Approved with conditions at the May 28, 2026 meeting. Case 25-02

Memorialization of an application 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. Applicant: Michael Suozzo 450 Coolidge Avenue Block 99.98 Lot 1. Approved with conditions at the May 28, 2026 meeting. Case 26-01

Memorialization of an application 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 16ft. is permitted. Applicant: Christopher Papa 1360 Zeppelin Avenue Block 99.218 Lot 9. Approved with conditions at the May 28, 2026 meeting. Case 26-02

Memorialization of an application 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. Applicant: Jim Anderson 31 Third Street Block 43 Lot 4. Approved with conditions at the May 28, 2026 meeting. Case 26-03

Applications:

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

Application will be carried to the July 23rd meeting.

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

Application will be carried to the July 23rd meeting.

Case 25-20	Jeffrey Jerman PO Box 922 Point Pleasant, NJ	Grinnell Avenue Block 1.346 Lot 15 Zone R10
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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.

Application will be carried to the July 23rd meeting.

**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: