

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**Thursday, July 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. 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  
**(Corrections made)**

Memorialization of application for a use variance where a warehouse/packing use is not permitted, while the use is not changing, the raising of the roof of the existing building at the southwest corner of the site constitutes an expansion of an existing nonconforming use. Applicant also see front yard setback variance of 44.75 feet where 50 ft is required. Applicant seeks use variance approval for contractor warehouse use. Denied without prejudice at the September 25, 2025 meeting. Case 25-03. Applicant: Manchester Warehouse, LLC. 131 Hwy 539 Block 109 Lot 4.

**Applications:**

|            |                      |                      |
|------------|----------------------|----------------------|
| Case 26-05 | Edward Seaman        | 1941 Paterson Avenue |
|            | 1941 Paterson Avenue | Block 99.89 Lot 8    |
|            | Whiting, NJ          | Zone WTR40           |

Applicant seeks to construct a detached garage where bulk variances are required for an accessory structure within the side and front yard setbacks, exceeding height and floor area requirements.

|            |                    |                         |
|------------|--------------------|-------------------------|
| 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.

**Application will be carried to the August 27th meeting.**

|            |                    |                    |
|------------|--------------------|--------------------|
| 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.

**Application will be carried to the August 27th meeting.**

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.

**Application will be carried to the August 27th 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: