

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Thursday, September 24, 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 application to construct a 1,500sf detached garage in the easterly corner of the rear yard where a maximum height of 16' is permitted and 17' is proposed and where structures shall not exceed 1,000sf and 1,500sf is proposed. Applicant: Cara Parliament 1280 Paterson Avenue Block 99.248 Lot 1. Approved with conditions at the August 27, 2026 meeting. Case 26-06

Memorialization of 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 825 Twelfth Avenue Block 1.248 Lot 35 Approved with conditions at the August 27, 2026 meeting. Case 26-07

Memorialization of application to construct a detached garage to the rear of the existing home where accessory structures are not permitted and the proposed garage is 55ft from Chilvers Avenue within the front yard area, where a maximum height of 16' is permitted and 18' is proposed and where structures shall not exceed 1,000sf and 2,400sf is proposed, where an accessory structure shall be subordinate in area and the 2,400sf proposed garage is not subordinate in area to the approximately 1,980sf existing dwelling. Applicant: Bryan Minue 1800 Delaware Avenue Block 99.111 Lot 5 Approved with conditions at the August 27, 2026 meeting. Case 26-08

Memorialization of application to construct a 960sf detached garage where accessory structures are not permitted within a front yard area and the proposed detached garage is setback 25' from Philadelphia Avenue right-of-way and 57' from Harrison Avenue right-of-way. Applicant: Kelly Robicheau 1551 Harrison Avenue Block 99.130 Lot 5 Approved with conditions at the August 27, 2026 meeting. Case 26-09

Applications:

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

Withdrawn

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
Point Pleasant, NJ

Block 1.365 Lot 20
Zone R10

Withdrawn

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

Withdrawn

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.

Executive Session: Continuing Education

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: