MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, December 8, 2011 - 7:00 p.m.

<u>AGENDA</u>

- 1. Chairwoman 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 August 25, 2011 & October 27, 2011
 - b) Payment of Bills
 - c) Correspondence
 - d) Professional Reports

Memorialization of a resolution of a variance approval for the construction of a 1,350 square foot addition to an existing garage, the completed structure will be approximately 2,430 square feet where accessory structures are limited to a maximum of 1,000 square feet; the maximum building height for an accessory garage is 16 feet, the proposed will have a building height of 17.11 feet. Block 38 Lot 14, 301 Bee Street. Applicant: Wayne MacGregor. Approved at the November 10, 2011 meeting. Case 1167

6.	Case 1040	Jeffrey Jerman	Block 1.369 Lots 20 - 23
		PO Box 355	Manchester Street
		Monmouth Beach, NJ 07750	R-10 Zone

Mr. Jerman needs a variance for the construction of a single family dwelling on a lot having a lot width of 92.38 feet where 100 feet is required and a lot frontage of 83.42 feet where 100 feet is required.

7.	Case 1162	Manchester Rehab Realty, LLC	Block 21 Lots 1 & 2
		485 River Road	3086 Ridgeway Road
		Lakewood, NJ 08701	R-40 Zone

This application is for a use variance and preliminary & final site plan approval to construct a skilled nursing facility where the proposed use is not permitted. *This application was CARRIED from the November 11, 2011 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. WITH NO NEW TESTIMONY BEGINNING AFTER 10:00 P.M.

Respectfully submitted,

Darlene E. Garcia

Posted: December 5, 2011