

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING**

**Thursday, April 26, 2012 - 7:00 p.m.**  
**Manchester Township High School**

**A G E N D A**

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 – September 22, 2011  
March 22, 2012
  - b) Payment of Bills
  - c) Correspondence
  - d) Professional Reports

Memorialization of a resolution of a variance approval 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. Applicant: Jeffrey Jerman. Approved at the December 8, 2011 meeting. Case 1040  
*Carried from the January 26, February 23, & March 22, 2012 meetings.*

6. **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 has been CARRIED from the March 8, 2012 special meeting.*

7. **Case 1277**                      Joseph Sclama    Block 61.06 Lot 12  
   164 Brandon Road    164 Brandon Road  
   Manchester, NJ 08759    R-10A Zone

Mr. Sclama needs a variance to allow the construction of an awning over an existing concrete slab at the rear of the dwelling having a 15' rear yard setback where 26' is required; and a variance to permit an existing accessory structure (shed), having a rear yard setback of 1.5' where 5' is required and a 1.6' side yard setback where 5' is required, to remain.

8.      **Case 1175**                      Todd Jerman                      Block 1.302 Lots 19-21  
  10 Cupsaw Drive                Wellington & Manchester  
  Ringwood, NJ 07456            R-10 Zone

Mr. Jerman needs a variance for the construction of a single family dwelling on a lot having a lot area of 7,500 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 lot width of 75 feet where 100 feet is required; and a lot frontage of 75 feet where 100 feet is required. *This application was CARRIED from the March 22, 2012 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,

Darlene E. Garcia

Posted: April 20, 2012