

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, January 26, 2017 - 7:00 p.m.

A G E N D A

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

Memorialization of a resolution of approval for preliminary & final site plan approval for the construction of a 3,200 square foot contractor's storage/maintenance building, material/vehicle storage and a parking area, along with associated site improvements. A Use Variance was granted pursuant to a resolution adopted 10/23/14. Applicant: KST Contracting Block 68 Lot 3, Ridgeway Road. Application was approved at the 12/8/16 meeting. Case 1673-1418

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| 6. | Case 1777 | Roberto Cartagena
2643 Spruce Drive
Manchester, NJ 08759 | Block 31.04 Lot 2
2643 Spruce Drive
R-15 Zone |
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Mr. Cartagena needs a variance to allow an existing carport to be enclosed & converted into living space; the construction of a 12' x 13.4' addition to the rear of the dwelling having a 10.01' side yard setback where 12' is required and a 4' x 6' covered front porch having a 26' front yard setback where 30' is required.

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| 7. | Case 1674 | Jeffrey Jerman
P.O. Box 922
Pt. Pleasant, NJ 08742 | Block 1.325 Lots 40-42
Monmouth Avenue
R-10 Zone |
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Mr. Jerman needs a variance to allow 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; a lot width of 75 feet where 100' is required; a lot frontage of 75 feet where 100 feet is required; and an improvable lot are of 4,225 square feet where 5,800 square feet is required.

8. **Case 1675** Jeffrey Jerman Block 1.245 Lot 1
 P.O. Box 922 Manchester Street
 Pt. Pleasant, NJ 08742 R-10 Zone

Mr. Jerman needs a variance to allow the construction of a single family dwelling on a lot having a lot area of 9,806 square feet where 10,000 square feet is required and an improvable lot are of 5,060 square feet where 5,800 square feet is required.

9. **Case 1670** Keith Decher Block 85.13 Lots 1,3,11,15,17 & 51
 205 Central Avenue Lakewood Avenue & Locust Street
 Whiting, NJ 08759 WTRC Zone

Mr. Decher needs a variance to allow the construction of a single family dwelling on a lot having a lot width of 100' where 150' is required; a front yard setback to Lakewood Avenue of 44' where 50' is required; a rear yard setback of 21.8' where 30' is required; an improvable lot area of 22,000 square feet where 27,000 square feet is required

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
ZBA Secretary

Posted: January 20, 2017