

TOWNSHIP OF ABERDEEN

PLANNING BOARD

PUBLIC MEETING

AGENDA

March 4, 2015

Wednesday, 7:30 p.m.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOMENT OF SILENCE**
- 4. ANNOUNCEMENT: In compliance with the Open Public Meetings Act, notice of this meeting has been published in the Asbury Park Press February 2, 2015.**
- 5. ROLL CALL**
- 6. MINUTES (January 21, 2015 Reorganization and Public Meetings)**

NEW BUSINESS

1. SP14-511(rev)/Yellow Brook Property Company, LLC

Applicant: Yellow Brook Property Company, LLC

Property Owner: Newbury Holdings, LLC

Highway 34

Block 114, Lots 6, 7.01, 13 and 13QFarm

(Preliminary and Final Major Site Plan with Variances application to construct 18 buildings, consisting of 200 multifamily one and two bedroom residential units, clubhouse with pool, related driveways, parking lots, sidewalks, stormwater management facilities, landscaping, utilities, lighting and other related site improvements. Variances and/or Design Waivers required for Lot Area 28 acres required, 27.722 acres provided; Signage setback 25 ft. required, Variance or Design Waiver from Off Street Parking requirement that shade trees be planted in an area with a minimum of 125 sq. ft. per tree, proposed shade trees at building frontages in areas of approximately 100 sq. ft.; Variance or Waiver from Landscaping section of Redevelopment Plan that landscaping plans be drawn to scale of not more than 20 ft. to the inch, 30 ft. scale provided; Variance from Lot and Building Requirements that require front yard setback of 60 ft., guard house proposed at front entrance of property at approximately "0" ft., or Variance for accessory building setback of 5 ft. or a distance equal to one-half foot for each one foot of building height up to minimum setback required for principal building to permit location of proposed guard house; Variance to permit accessory building, guard house, to be located in front yard, where accessory buildings required to be erected in side and rear yards; Variance to permit installation of entry gateway walls approximately 6 ft. high, where 4 ft. high or less permitted; Variance to permit disturbance of topographic steep slopes 15% or greater in slope; Variance to permit maximum grade for lawns within 10 ft. of building to be greater than 5% in certain locations, Variance, if necessary, to permit construction of retaining walls in excess of permitted height, on property located in the Redevelopment Zone).

NEXT PUBLIC MEETING

March 18, 2015

