

TOWNSHIP OF ABERDEEN

PLANNING BOARD

PUBLIC MEETING

AGENDA

- 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 (September 16, 2015 Public Meeting)**

NEW BUSINESS

- 1. SD15-300/Estate of A&C Devino**
Applicant and Property Owner: Estate of A&C Devino, c/o Thomas Devino
210 Springlawn Avenue
Block 134, Lot 2
(Minor Subdivision with Variances request to divide existing Lot 2 into two (2) single family residential lots, with existing structures to remain on each lot. Variances required for proposed Side Yard Setback, 10 ft. required, 9.2 ft. existing and proposed; Minimum Front Yard Setback 35 ft. required, 31.7 ft. and 25 ft. existing and proposed; Distance to Other Building, 10 ft. required, 6.7 ft. existing and proposed; Minimum Floor Area, 1,300 sq. ft. required, 636 sq. ft. existing and proposed, on property located in the R100 single family residential zone).
- 2. SD15-301/Ellen Homes, Inc.**
Applicant and Property Owner: Ellen Homes, Inc.
287 Cliffwood Avenue
Block 183, Lot 7
(Minor subdivision with Variances. Note: This application is removed from the Planning Board agenda and will be redirected to the Zoning Board of Adjustment at a date to be determined).

MEMORIALIZATION OF RESOLUTIONS

- 1. SP 15-506/Highview Homes at Aberdeen, LLC**
Applicant: Highview Homes at Aberdeen, LLC
Development Name: Plaza Station
Atlantic Avenue/Harrison Avenue
Block 259, Lots 1-8
Block 263, Lot 2

(Preliminary and Final Major Site Plan and Minor Site Plan application by designated redeveloper to permit construction of a mixed use development, consisting of approximately 228 multifamily residential apartment units, approximately 1,400 sq. ft. clubhouse, and approximately 8,000 sq. ft. of commercial retail lease area. The property is subject to the Redevelopment Plan entitled *Overlay Redevelopment Plan Ordinance Provisions for Section II of the Train Station Redevelopment Area*. Design waivers requested for parking, a de minimus exception from residential site improvement standards (RSIS) requiring 433 vehicular parking spaces where 362 are proposed; Stormwater, a de minimus exception from RSIS that requires stormwater detention where none is proposed, and Lighting, a waiver from the Ordinance requiring an average of 0.5 foot candles where as an average of 0.9 foot candles are proposed)

NEXT PUBLIC MEETING
November 4, 2015

