

TOWNSHIP OF ABERDEEN

PLANNING BOARD

PUBLIC MEETING

AGENDA

July 20, 2016

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, 2016.**
- 5. ROLL CALL**

CONTINUED BUSINESS

- 1. SP16-506(Rev)/Mavis Discount Tire
Applicant: Mavis Discount Tire
Property Owner: Energy Realty Corp. of New Jersey, Inc.
1155 Highway 34
Block 87, Lot 37 and Portion of Lot 38**

(Preliminary and Final Major Site Plan, Minor Subdivision, Variances and Design Waivers request to demolish existing gas station/auto repair building and construct a 6,005 sq. ft., one story tire store, with seven bays, interior storage and sales areas, and office space, for property located in the RC (Regional Commercial) Zone. Variances required for Minimum Lot Area, 120,000 sq. ft. required, 23,999 sq. ft. existing and proposed; Minimum Lot Width 250 ft. required, 140 ft. existing and proposed, Minimum Lot Depth, 200 ft. required, 166 ft. existing and proposed; Minimum Rear Yard Setback 50 ft. required, 4.2 ft. proposed; Minimum Side Yard Setback 50 ft. required, 7.3 ft. proposed; Maximum Building Coverage 20% permitted, 25% proposed; Minimum Aisle Width 24 ft. (one way), 20 ft. proposed; Loading space requires one space, and no spaces proposed; Minimum Loading Size, no spaces proposed; Minimum Number of Parking stalls 31 parking spaces required, 22 spaces proposed; Parking Setback Requirements 50 ft. adjacent to any street line and 20 ft. adjacent to any lot line required, and applicant proposes 1.2 ft. from Route 34 to a street line and 3.9 ft. to a lot line; Minimum Sign Setback 50 ft. from street or lot line required, applicant proposing 4 ft. from street line and 12.9 ft. from lot line; Maximum Number of Building Signs 1 required, applicant proposing 2 signs; Maximum Sign Area, 75 sq. ft. (Lloyd Road) and 37.5 sq. ft. (Route 34) required, where applicant is proposing 100 sq. ft. (Lloyd Road) and 70 sq. ft. (Route 34); Replacement Trees requires 22 replacement trees, applicant proposes 4 replacement trees. Revised plans received 7/14/16. **This application is carried from the June 20 Public Meeting for additional information).**

Planning Board Public Meeting Agenda

July 20, 2016

Page 2

NEW BUSINESS

- 1. SD14-303/Har-Beau Enterprises, LLC**
Applicant and Property Owner: Har-Beau Enterprises, LLC
131 County Road
Block 161, Lots 1 and 2
(Request for extension of minor subdivision approval originally granted January, 2015).

NEXT PUBLIC MEETING

August 17, 2016

