

**TOWNSHIP OF ABERDEEN**

**PLANNING BOARD**

**PUBLIC MEETING**

**AGENDA**

**October 1, 2014**

**Wednesday, 7:30 p.m.**

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- 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 27, 2014.**
- 5. ROLL CALL**
- 6. MINUTES (August 20, 2014 Public Meeting)**

**NEW BUSINESS**

- 1. SP 14-510/RPM Development, LLC  
Applicant: RPM Development, LLC  
Property Owner: Township of Aberdeen  
100 Church Street  
Block 39, Lot 1**

**(Site Plan and Subdivision approval to subdivide existing Lot 1 into three new lots; proposed Lot 1.01 will be developed with a multiunit age restricted apartment building and senior center; proposed Lot 1.02 will be developed with a multiunit low income family apartment building; proposed Lot 1.03 will be retained by the Township of Aberdeen. The property is located in the South River Metals Redevelopment "AH" [Affordable Housing] Zone).**

**MEMORIALIZATION OF RESOLUTIONS**

- 1. SD14-300 (rev)/Philogene and Philo, LLC  
Applicant and Property Owner: Sam Philogene and Philo, LLC  
Bayview Avenue  
Block 175, Lots 11 and 12**

**Minor subdivision with Variances to create two lots to construct two single family homes. Variances required for Lot Area 6,000 sq. ft. required for each lot, 4,820 sq. ft. provided for each lot; Lot Frontage 60 ft. required for each lot, 50 ft. provided for each lot; Lot Width 60 ft. required for each lot, 50 ft. provided for each lot, on property located in the R60 single family residential zone.**

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**MEMORIALIZATION OF RESOLUTIONS (continued)**

- 2. SD 14-301 (rev)/Bhangley**  
**Applicant and Property Owner: Rohini Bhangley**  
**593 Line Road**  
**Block 14, Lot 6**

**Minor Subdivision with Variances** to create two lots, maintaining an existing home on proposed Lot 6.02 and build one single family home on proposed Lot 6.01. Variances required for proposed Lot 6.01, Lot Area 10,000 sq. ft. required, 9,518 sq. ft. proposed, Lot Frontage and Lot Width 100 ft. required for each, 70 ft. proposed for each; proposed Lot 6.02 Lot Area 10,000 sq. ft. required, 9,876 sq. ft. proposed, Lot Frontage and Lot Width 100 ft. required, 72.63 ft. proposed; Front Yard Setback 35 ft. required, 18.7 ft. existing and proposed on property located in the R 100 zone.

- 3. SD14-302 (rev)/STC Realty, LLC**  
**Applicant and Property Owner: STC Realty, LLC**  
**117 Marshall Concourse**  
**Block 379, Lot 5**

**Minor subdivision with Variances** to create two lots in the R 50 zone and build two single family homes on the subdivided lots. Variance required for Lot Area 5,000 sq. ft. required, 4,751 sq. ft. proposed for Lot 5.01 and Lot 5.02.

- 4. SP 14-509/Ingerman/Glassworks**  
**Applicant: Ingerman**  
**Property Owner: Somerset Development, LLC**  
**145 Cliffwood Avenue**  
**Block 155, Lot 1**

Request for **administrative changes** for approval of architectural plans and elevations for Buildings “G”, “H”, “J”, “L”, and “M” of the Glassworks Mixed Use Development previously approved. Applicant requesting administrative approval to increase the building height of Building “G” to four (4) stories and unknown feet, whereas the original height of three stories and unknown feet was previously approved. This administrative change is being requested to accommodate a lobby/community space for use by residents of the affordable development, a leasing and staff office for property management personnel, and a mechanical/storage room. Applicant is also seeking administrative change for location of a construction/leasing trailer on site.

**NEXT PUBLIC MEETING**

**October 15, 2014**

