

TOWNSHIP OF ABERDEEN

PLANNING BOARD

PUBLIC MEETING

AGENDA

December 3, 2014

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 27, 2014.**
- 5. ROLL CALL**
- 6. MINUTES (October 15, 2014 Public Meeting)**

NEW BUSINESS

- 1. SP14-511/Yellowbrook Property Company
Applicant: Yellowbrook Property Company
Property Owner: Newberry Holdings, LLC
Business Name: Hidden Village at Aberdeen
1335, 1337, 1341-1343 Highway 34
Block 114, Lots 6, 7.01, 13 and 13 QFarm**

(Preliminary and Final Major Site Plan approval to construct approximately 200 multifamily residential units, clubhouse with pool, and related driveways, parking lots, sidewalks, stormwater management facilities, utilities, landscaping, lighting and other related site improvements. Variance requested for signage. Redevelopment Plan states monument signs be set back at least 25 ft. from all street and property lines; the applicant proposes to install a monument sign within the required 25 ft. front yard setback. This property is located in the Redevelopment Zone).

MEMORIALIZATION OF RESOLUTIONS

- 1. Addison Park U-Turn**
Removal of a Condition contained in 1987 Resolution of the Planning Board for then Garden Manor to remove the U-Turn at the Highway 35 entrance to now Addison Park, as per a ruling from the New Jersey Department of Transportation that this U-Turn is illegal.

MEMORIALIZATION OF RESOLUTIONS (continued)

- 2. SD 14-303/HarBeau 131 County Road**
Applicant: HarBeau Enterprises, LLC
Property Owner: Paraskevas Tzanos
131 County Road
Block 161, Lots 1 and 2

Minor Subdivision application to subdivide existing Lots 1 and 2 to create two conforming lots in the R 60 zone, remove existing home and construct a conforming single family on each proposed Lots 1.01 and 1.02. Conceptual architectural plans have been presented with this application.

- 3. SD14-306/Township of Aberdeen**
Applicant and Property Owner: Township of Aberdeen
Brookside Avenue
Block 347, Lots 21 and 28

Subdivision of Township owned lots in the R 50 zone.

- 4. SP14-504/Basser Kaufman, LLC**
Applicant and Property Owner: Basser-Kaufman, LLC
Highway 35 and Cliffwood Avenue
Block 234, Lot 1

Preliminary and Final Major Site Plan to demolish a portion of an existing parking area (A&P Shopping Center) and construct a 3,500 sq. ft. retail pad, to include a Verizon Wireless retail store consisting of 2,000 sq. ft., and an additional retail store, to be determined, consisting of 1,500 sq. ft., with related site improvements.

- 5. SP14-507 (rev)/Home Properties/Barrington Gardens, LLC**
Applicant and Property Owner: Home Properties/Barrington Gardens, LLC
Business Name: Barrington Gardens
69 Belaire Court
Block 154, Lot 10

(Amended Preliminary and Final Site Plan application to construct a 528 sq. ft. fitness center building with restrooms and associated ADA compliant ramps from the existing parking area to the proposed fitness center, and a raised planter area adjacent to the existing swimming pool area, located in the APT/TH zone with setback and parking).

- 6. SD 14-304(rev) /Parkside Manor Wagner**
Applicant: Parkside Manor, Inc.
Property Owner: John Wagner
Shore Concourse
Block 327, Lot 16

Minor Subdivision application to subdivide existing Lot 16 into two conforming single family residential lots, demolish existing structure and construct a single family home on each proposed Lot 16.01 and 16.02, with approved architectural plans, in the R 50 zone.

MEMORIALIZATION OF RESOLUTIONS (continued)

- 7. 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.

NEXT PUBLIC MEETING

January 21, 2015 (Reorganization and Public Meeting)

