

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA (Revised)

March 25, 2015

Wednesday, 7:30 p.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ANNOUNCEMENT:** In compliance with the Open Public Meetings Act, notice of this meeting has been published in the appropriate newspaper on February 15, 2015.
4. **ROLL CALL**
5. **MINUTES (January 28, 2015 Reorganization and Public Meetings)**

CONTINUED BUSINESS

1. **V14-110/Schwartz**
Applicant and Property Owner: Avram Schwartz
24 Inglewood Lane
Block 110, Lot 54
(Use **Variance** request to install a 6 ft. fence in second front yard (Van Brackle Road) within a planting easement as well as a telephone and sanitary sewer easement, in the R75/PC zone, where 6 ft. fences are not permitted in a front yard area. **This application is carried from the January 28 Public Meeting for the Board Engineer to meet on site with the applicant for measurements).**
2. **V14-105/Jaffrey**
Applicant and Property Owner: Ferkhanda Jaffrey
477 Angel Street
Block 225, Lot 2
(Use **Variance** request to convert single family home into a two family home with the addition of a second story, on property located in the R 100 single family residential zone. **Jurisdiction was accepted on this application at the September meeting; the application was carried without further notice from the October thru January meetings without further notice),**

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NEW BUSINESS

1. V15-100/Zeller

Applicant and Property Owner: John Zeller

207 West Prospect Avenue

Block 210, Lot 17

(**Variance** request to install 6 ft. high fence in second front yard (Garden Place), where 6 ft. high fences are not permitted in front yards, on single family home in the R 50 zone).

2. V 15-101/Air Plus Trampoline Sports, Inc.

Applicant: Air Plus Trampoline Sports, Inc.

Property Owner: Hillcrest Development

111 Highway 35 at County Road

Block 227, Lot 1, Block 231, Lot 1

(**Variance** request for second façade sign, 117 sq. ft., where one sign is permitted and can be no larger than 75 sq. ft., on building located in the LI (Light Industrial) zone).

3. SP14-503 (rev/3)/241 Cliffwood Properties, LLC

Applicant and Property Owner: 241 Cliffwood Properties, LLC

255 Cliffwood Avenue

Block 183, Lot 11.01

(Applicant seeks **Site Plan** approval with **Variances**, to construct 62 multifamily townhome market ratable units, ten (10) of which will be COAH rental units, in six (6) buildings, on the above captioned property, located in both the R100 single family residential and Neighborhood Commercial (NC) zones. The existing home and business and accessory structures will be demolished. In addition to the townhomes and COAH rentals, the applicant proposes parking facilities, landscaping, site lighting, stormwater management facilities and utilities. Use Variance approval was granted by the Zoning Board in November, 2014, subject to site plan approval. **Variances** required for Minimum Side Yard Setback (one/combined) 10 ft./72 ft. required in the R 100 zone, 10 ft./20 ft. required in the NC zone and 25 ft./50.8 ft. proposed; Density: 8 townhouse units per gross acre (31 units). whereas 62 units proposed equaling 13.9 units per acre; Setback from Railroad Right of Way 100 ft. required in APT/TH zone, 34.9 ft. proposed; Building Spacing: Window Wall to Window Wall: 60 ft. required in APT/TH zone, 50 ft. proposed; Recreational Area: 200 sq. ft. per unit (13,200 sq. ft. or 10,000 sq. ft. minimum required in APT/TH zone, 11,478 sq. ft. proposed; Floor area for two (2) bedroom Townhome 1000 sq. ft. required, 775 sq. ft. proposed; Signage setback 25 ft. required, 5.7 ft. proposed).

MEMORIALIZATION OF RESOLUTIONS

- 1. V14-111/Rios**
Applicant and Property Owner: Ricco and Jocelyn Rios
102 Irongate Lane
Block 71, Lot 1

(**Variance** request to construct a 21 ft. x 9 ft. covered front porch; variance required for building coverage 23% proposed, 20% permitted, on single family home in the R75/PC zone. **This application is carried from the December Public Meeting for additional information**).

- 2. V13-104 (revised)/Saad**
Applicant and Property Owner: Emad Saad
59 Wilson Avenue
Block 120, Lot 6

(**Revised Variance application**; based on revised survey prepared 6/6/2014, the variances are: (1) existing trees are in public right of way; (2) existing Jarith fence is 5 ft. high (not 4-1/2 ft. as previously testified to), and is located 3 ft., 1.5ft., 1.2 ft. and 0.8 ft. inside front property line, where 4 ft. high fences are permitted in front yard and over 4 ft. high must be located 35 ft. back from front property line; (3) maintain existing 54 inch +/- stone pillars (no height given on revised survey) located 0.5 ft. inside front property line, where maximum height for structures in a front yard is 4 ft., and structures over 4 ft. must be 35 ft. back from front property line; (4) maintain gates connected to pillars (no height given but applicant testified the gate is 54 inches high and no set back to gate given, but structures in a front yard cannot be over 4 ft., and if over 4 ft. must be located 35 ft. back from property line; (5) maintain 5 ft. high solid vinyl fence on right side of property line, sitting on a concrete wall that was testified to be an 18 inch high knee wall, where 4 ft. high fences are permitted in a front yard and over 4 ft. must be located 35 ft. back from property line. Applicant has testified he will change out post to post two panels of this solid vinyl fence with a Jarith fence.

NEXT PUBLIC MEETING

April 22, 2015

