

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT

PUBLIC MEETING

AGENDA

May 13, 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 (March 25, 2015)**

CONTINUED BUSINESS

1. **SP14-503 (rev/4)/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. **This application is carried from the April 22 Public Meeting for additional testimony. A supplemental traffic report has been submitted for tonight's meeting, which will deal with traffic only).**

MEMORIALIZATION OF RESOLUTIONS

1. V15-100(Rev)/Zeller

Applicant and Property Owner: John Zeller
207 West Prospect Avenue
Block 210, Lot 17

(**Amended 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 15-103/Pressler

Applicant and Property Owner: Joseph and Linda Pressler
132 Idlebrook Lane
Block 76, Lot 20

(**Variance** request to install a 4 ft. chain link fence in second front yard (Line Road), where fences are not permitted in front yard in the R75/PC zone).

3. 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. **Application denied**)

4. 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

May 27, 2015

