

**TOWNSHIP OF ABERDEEN**  
**ZONING BOARD OF ADJUSTMENT**  
**PUBLIC MEETING**  
**AGENDA (Amended)**

**May 27, 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**

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**NEW BUSINESS**

1. **V15-105/Panzera**  
**Applicant and Property Owner: Anthony Panzera**  
**131 Grove Street**  
**Block 181, Lot 3**  
**(Variance application to construct a 28 ft. W x 34 ft. L x 19 ft. H detached garage. Maximum height permitted in the R100 zone for an accessory structure is 10 ft; applicant proposes 19 ft. high garage).**
2. **V15-102/Bucco**  
**Applicant and Property Owner: Russell Bucco**  
**53 Lower Main Street**  
**Block 267, Lot 3**  
**(Variance request to install 51" x 103" side porch enclosure, with side yard setback 3.6 ft. where 9 ft. minimum required; install 59" x 35.5 inch awning over front door, with front yard setback 7.99 ft. where 25 ft. minimum required; building coverage 28% where 20% maximum permitted, and habitable square footage 951.49 sq. ft. where 1,100 sq. ft. required, on single family home in the R 75 zone. **This application is carried to the May 27 Public Meeting for insufficient noticing.**)**

**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.

**NEXT PUBLIC MEETING**

**June 10, 2015**







