

**TOWNSHIP OF ABERDEEN  
ZONING BOARD OF ADJUSTMENT**

**PUBLIC MEETING**

**AGENDA**

**June 10, 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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**CONTINUED BUSINESS**

1. **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. **This application is carried from the March 25 Public Meeting pending payment of property taxes**).

**NEW BUSINESS**

1. **V15-108/Donelan and DeNardo**  
**Applicant and Property Owner: Eric Donelan and Danielle DeNardo**  
**157 Idlewild Lane**  
**Block 56, Lot 10**

(Use **Variance** to install 4 ft. PVC vinyl fence in second front yard (Imbrook Lane), where fences are deed restricted in front yard area, on property located in the R75/PC zone).

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**NEW BUSINESS (continued)**

**2. V15-106/Wilson**

**Applicant: Robert Wilson, dba Weathervane Services, Inc.**

**Property Owner: SWBC III RFE0, LLC**

**220 Cliffwood Avenue**

**Block 165, Lot 1 and Block 167, Lot 9.01**

(Use **Variance** approval to relocate overflow business work trucks from main business location on Lower Main Street, Aberdeen, and use existing building for minor maintenance of vehicles and storage of overflow business work trucks. Any deliveries via any form of truck will be between 10 a.m. and 3 p.m. No office or employees will be on site. Site is located in the R100 single family residential zone and was formerly The Milu Bus Service, Inc. site. Milu operated a school bus company from the site prior to 1981, and stored school buses on the property when not in use. They ceased operations in 2011, and the property was taken over by a bank. **This application will be carried to the July 8, 2015 Public Meeting for incorrect noticing).**

**MEMORIALIZATION OF RESOLUTIONS**

**1. 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.

**MEMORIALIZATION OF RESOLUTIONS (continued)**

- 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.

**NEXT PUBLIC MEETING**  
**July 8, 2015**







