

**TOWNSHIP OF ABERDEEN**  
**ZONING BOARD OF ADJUSTMENT**  
**PUBLIC MEETING**  
**AGENDA**

**July 22, 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).**

**CONTINUED BUSINESS (continued)**

- 2. SP14-503 (rev)/241Cliffwood Properties**  
**Applicant and Property Owner: 241 Cliffwood Properties, LLC**  
**255 Cliffwood Avenue**  
**Block 183, Lot 11.01**

(Applicant seeks revised **Site Plan** approval with **Variiances**, to construct 60 multifamily townhome units, ten (10) of which will be COAH rental units, and 50 will be market ratable 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, 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.

**Variiances** required using the R 100 zone for this development for (1) Minimum Side Yard Setback 72 ft. required, 66.5 ft. proposed; (2) Building Coverage 20% permitted, 23.1% proposed, (3) Freestanding Sign Setback 50 ft. required, 5.7 ft. proposed. Using the APT/TH zone requirements, **Variiances** required for (1) density [31 townhouse units permitted, 60 proposed]; (2)Tract size 5 acres required, 4.46 acres proposed; (3)Setback from Street Right of Way 50 ft. required, 43.2 ft. proposed; (4) Setback from Railroad Right of Way 100 ft. required, 38.5 ft. proposed; (5) Setback from property lines 25 ft. required, 14.5 ft. proposed; (6) Building Spacing Window Wall to Window Wall 60 ft. required, 56.2 ft. proposed; (7) Building Space to Parking Area 15 ft. required, 10 ft. proposed; (8) Recreational Area 12,000 sq. ft. required, 10,488 sq. ft. proposed. **This application is carried from the May 13, 2015 Public Meeting for revised plans, additional traffic studies and additional testimony).**

**NEW BUSINESS**

- 1. V15-105/Panzera**  
**Applicant and Property Owner: Anthony Panzera**  
**131 Grove Street**  
**Block 181, Lot 3**

(Use **Variance** for expansion of a nonconforming use. Applicant was previously granted a Certificate of Nonconformity for three (3) residential structures existing on the property prior to adoption of the Zoning Ordinance. Applicant proposes to construct a 28 ft. x 34 ft. x 19 ft. high garage, where the maximum height for an accessory structure is 10 ft., constituting a further expansion. This property is located in the R 100, single family residential zone. **This application was originally scheduled for the May 27, 2015 Public Meeting, however, noticing was deficient).**

**NEW BUSINESS (continued)**

2. **V15-107/Vivian's Tarot Card Center**  
**Applicant: Vivian's Tarot Card Center**  
**Property Owner: Peter Raymond**  
**144 Lower Main Street**  
**Block 254, Lot 6**

(Use **Variance** to permit Vivian's Tarot Card Center to occupy the home as a tenant and run the tarot card center from a portion of the first floor of the home, in the "NC" (Neighborhood Commercial) Zone. Single family homes are not a permitted use in this zone. In addition, this property received site plan approval in 1987 for commercial use only).

**MEMORIALIZATION OF RESOLUTIONS**

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).

2. **V15-106/Wilson**  
**Applicant: Robert Wilson, dba Weathervane Services, Inc.**  
**Property Owner: SWBC III RFEO, 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.

**NEXT PUBLIC MEETING**  
**August 26, 2015**





