

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

August 12, 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 (May 27, 2015 Public Meeting)**

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**).

2. **V15-105/Panzer**
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).

NEW BUSINESS

- 1. 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. This application was scheduled for the July 22 public meeting, which was canceled).

- 2. SD15-302/OZ United Enterprises
Applicant and Property Owner: OZ United Enterprises
3 Cross Avenue
Block 276, Lots 16 and 17**

(Minor Subdivision, Use Variance and Variances application to subdivide two lots, maintain the existing home with modifications on proposed Lot 16.01, located in the R 75 (Single Family Residential) Zone), and construct a new single family home on proposed subdivided Lot 17.01 located in the "NC" (Neighborhood Commercial) Zone. Variances required for proposed Lot 17.01 are (1) Use Variance (residential homes are not permitted in the "NC" Zone; Variances required for (2) Lot Area 5,000 sq. ft. required, 4,781.38 sq. ft. provided, (3) Lot Depth 80 ft. required, 47.8 ft. provided, (4) Rear Yard Setback 20 ft. required, 10.4 ft. provided. Variances required on proposed Lot 16.01, (1) Lot Area 7,500 sq. ft. required, 4,773.67 sq. ft. provided, (2) Lot Frontage 70 ft. required, 49.91 ft. provided, (3) Lot Width 70 ft. required, 49.90 ft. provided; (4) Lot Depth 100 ft. required, 93 ft. provided, (5) Side Yard Setback 9 ft. required, 2.4 ft. provided, (6) Front Yard Setback 25 ft. required, 11.8 ft. provided, (7) Building Coverage 20% maximum permitted, 20.11% provided; (8) Floor Area 1,300 sq. ft. required, 960 sq. ft. provided).

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).

MEMORIALIZATION OF RESOLUTIONS (continued)

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

