

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

October 14, 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 (August 12, 2015)**

CONTINUED BUSINESS

1. **SP14-503 (Rev [4])/241 Cliffwood Properties**
Applicant and Property Owner: 241 Cliffwood Properties
255 Cliffwood Avenue
Block 183, Lot 11.01

(Applicant seeks revised **Site Plan** approval with **Variances**, to construct six (6) multifamily buildings containing a total of 60 dwelling units, of which 10 will be COAH units, and 50 will be market ratable units, 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.

Variances required using the R 100 zone for this development are (1) Minimum Side Yard Setback 72 ft. required, 66.5 ft. proposed; (2) Building Coverage 20% permitted, 23.8% proposed, (3) Freestanding Sign Setback 50 ft. required, 5.7 ft. proposed; Minimum setback from Street Right of Way 50 ft. required, 43.2 ft. proposed. Using the APT/TH zone requirements, **Variances** required for (1)Tract size 5 acres required, 4.46 acres proposed; (2) Setback from Railroad Right of Way 100 ft. required, 38.5 ft. proposed; (3) Setback from property lines 25 ft. required, 14.5 ft. proposed; (4) Building Spacing Window Wall to Window Wall 60 ft. required, 56.2 ft. proposed; (5) Building Space to Parking Area 15 ft. required, 10 ft. proposed; (6) Recreational Area 12,000 sq. ft. required, 10,488 sq. ft. proposed; Density 301 townhomes permitted, 60 proposed.

This application is carried from the July 22, 2015 Public Meeting to the October 14, 2015 Pubic Meeting for additional testimony and information to be supplied).

NEW BUSINESS

1. **V15-109/H&D Shah Coffee and Donuts Corporation**
Applicant: H&D Shah Coffee and Donuts Corporation
Property Owner: Future Land Investment
Business Name: Dunkin Donuts and Baskin Robbins
189 Highway 35
Block 226, Lot 1.01

(Bifurcated Use Variance application to utilize former Two Rivers Bank Building with drive thru aisles. Although the use is permitted in the Highway Commercial (HC) zone, the drive thru is not permitted for this type of business. Modifications will be made to the drive thru window to accommodate this business).

MEMORIALIZATION OF RESOLUTIONS

1. **V15-110/Halpin**
Applicant and Property Owner: Cheryl Halpin
30 Dogwood Court
Block 183, Lot 5

(Variance to install 14 ft. x 18 ft. in ground pool, with proposed rear yard and side yard set back 6 ft. each, where 10 ft. for each is required, in single family home in the R 100 zone).

2. **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).

3. **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).

NEXT PUBLIC MEETING
October 28, 2015

