

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA (AMENDED)

December 9, 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**

CONTINUED BUSINESS

1. **SD15-302(Revised)/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, 98 ft.+/- provided, (5) Side Yard Setback 9 ft. required, 1.5 ft. provided with changes to existing home, (6) Front Yard Setback 25 ft. required, 7.2 ft. provided with changes to existing home, (7) Building Coverage 20% maximum permitted, 20.11% provided; (8) Floor Area 1,300 sq. ft. required, 960 sq. ft. provided. **This application is carried from the October 28 Public Meeting to the Public Meeting of January 13, 2016 at the request of the applicant's attorney).**

CONTINUED BUSINESS (continued)

2. **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 October 28 Public Meeting pending payment of property taxes, which are now current).**

3. **SP14-503 (Rev [5])/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 **Variations**, to construct six (6) multifamily buildings containing a total of 57 dwelling units, of which 10 will be COAH units, and 47 will be market ratable unit 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, recreation area and utilities. Use Variance approval was granted by the Zoning Board in November, 2014, subject to site plan approval. **Variations** 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, **Variations** 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 October 14, 2015 Public Meeting for additional testimony and information to be supplied. Note that at the request of the applicant's attorney, this application is carried to the January 13, 2016 Public Meeting).**

NEWS BUSINESS

1. V15-112/Lowrey

Applicant and Property Owner: David and Jennifer Lowrey
38 Ivanhoe Lane
Block 57, Lot 10

(**Variance** application to construct a 12 ft. x 22 ft x 18 ft. attached garage to an existing single family home in the R 75/PC zone. Variances required for Side Yard Setback 7 ft. where 9 ft. minimum required, and Building Coverage 26.27% where 25% maximum is permitted. **This application was originally scheduled for the October 28 Public Meeting, but carried at applicant's request).**

2 V15-111/Ikonomidis

Applicant and Property Owner: Nikolaos Ikanomidis
392 Fairfield Way
Block 325, Lot 13

(**Variance** request to install a 15 ft. x 15 ft. inground swimming pool on the above captioned property in the R 50 single family residential zone. Variance required for rear yard setback 4 ft. where 10 ft. minimum required).

3. 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. Use Variance application approved subject to site plan carried to December 9 meeting. **Applicant's attorney is requesting this application be carried to the January 27, 2016 Public Meeting).**

4. V 15-114/Fernandez

(Applicant and Property Owner: Jose and Maria Fernandez
143 Deerfield Lane
Block 18, Lot 36

(**Variance** request to install a 14 ft. x 24 ft. inground pool. Variances required for Side Yard Setback 10 ft. required, 5 ft. proposed; Distance to house, 5 ft. proposed, 10 ft. minimum required; Distance to top of bank 29 ft. where 100 ft. minimum required, on property located in the R 75/PC single family residential zone. Pool is to be located 2-1/2 ft. into the sanitary sewer easement, with approval of Public Works Department. **Note that this application is carried to the January 27, 2016 Public Meeting for insufficient noticing).**

NEW BUSINESS (continued)

5. SD15-301/Ellen Homes, Inc.

**Applicant and Property Owner: Ellen Homes, Inc.
287 Cliffwood Avenue
Block 183, Lot 7**

(Minor Subdivision with Variances to subdivide existing Lot 7 into two single family residential lots. The preexisting nonconforming dwelling on Lot 7 is to remain, however, this dwelling is a two story attached dwelling, a nonconforming use, with a common wall, and the second dwelling is located on Lot 9. Proposed Lot 7.01 requires variances for Lot Frontage 100 ft. required, 57.99 ft. existing and provided, Lot Width 100 ft. required, 72.32 ft. existing and provided, Front Yard Setback 35 ft. required, 3.2 ft. existing and provided, Side Yard Setback 10 ft. required, 0 ft. existing and provided. Variances required for proposed Lot 7.01 are Lot Frontage and Lot Width, 100 ft. required, 75 ft. provided for each, located in the R 100 single family residential zone. **Note this application is carried at the request of the applicant's attorney to the January 13, 2016 Public Meeting for insufficient noticing).**

6. SP15-501 and SP 15-508/Wawa, Inc.

**Applicant and Property Owner: Wawa, Inc.
204 Highway 35
Block 303, Lots 24 and 24**

(Amended Minor Site Plan application to include an 8 ft. high fence, trash enclosure and parking, and new Minor Site Plan application to sell diesel fuel, which requires an additional underground storage tank, on business property located in the Highway Commercial (HC) Zone.

7. SP15-505/6507 Amboy Road, LLC

**Applicant and Property Owner: 6507 Amboy Road, LLC
1027 Highway 34
Block 65, Lot 2**

(Use Variance and Minor Site Plan application to permit a funeral home to operate on the site, with parking, lighting, signage, on the above captioned property located in the Regional Commercial (RC) zone, where funeral homes are not a permitted use. Variances required for Lot Area, 120,000 sq. ft. required, 29,181 sq. ft. existing and proposed; Lot Frontage 250 ft. required, 202.76 ft. existing and proposed; Lot Width, 250 ft. required, 153.85 existing and proposed; Front Yard Setback 75 ft. required, 40 ft. previously approved, 39.1 ft. existing and proposed; Side Yard Setback (each) 50 ft. required, 32/3 previously approved, 35/2.9 existing and proposed; Maximum area required for signage 100 sq. ft., 10.8 sq. ft. proposed; Maximum Height for Signage 21.5 ft. required, 4.7 ft. proposed, Sign Setback 50 ft. required, 2.2 ft. proposed; two proposed ADA parking spaces are 8 ft. wide where 12 ft. wide is required. Note this site was most recently approved for a Senior Health Daycare Facility, which has since vacated the building after several years).

- 8. SP15-507/New York SMSA Limited Partnership dba Verizon Wireless**
Applicant: New York SMSA Limited Partnership dba Verizon Wireless
Property Owner: Regent Shopping Center, Inc.
1121 Highway 34
Block 87, Lot 36

(Minor Site Plan and Use Variance application with Waivers to install a small network node communications facility, comprised of three roof top wireless antennas (telecommunications facility), and supporting equipment, on an 18.5 ft. high roof top of an existing one story building, located on the northerly portion of the subject property, in the Regional Commercial (RC) Zone.

MEMORIALIZATION OF RESOLUTIONS

- 1. V15-113/Siegel**
Applicant and Property Owner: Eric and Robin Siegel
33 Ivanhoe Lane
Block 55, Lot 33

(Variance application to construct a 17 ft. x 22.33 ft. attached garage to existing single family home in the R75/PC zone. Variances required for Side Yard Setback 5.7 ft. where 9 ft. is required).

NEXT PUBLIC MEETING

January 13, 2016 (Reorganization and Public Meeting)

