

**TOWNSHIP OF ABERDEEN**  
**ZONING BOARD OF ADJUSTMENT**

**PUBLIC MEETING\***

**AGENDA**

**January 13, 2016**

**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 December 28, 2015.
4. **ROLL CALL**
5. **MINUTES (October 14, 2015, October 28, 2015))**

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**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 Variance** 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, 49.91 ft. provided; (4) Lot Depth 100 ft. required, 95.58 ft. existing and provided; (5) Side Yard Setback 9 ft. required, 1 ft. provided with changes to existing home, (6) Front Yard Setback 25 ft. required, 7.2 ft. existing and provided with changes to existing home (constructed roof over front porch), (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 December 9 Public Meeting at the request of the applicant's attorney).**

**Zoning Board Public Meeting**

**January 13, 2016**

**Page 2**

**CONTINUED BUSINESS (CONTINUED)**

- 2. SP14-503 (Rev [6])/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 56 dwelling units, of which 10 will be COAH units, and 46 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. Variances required for setback to railroad right of way 100 ft. required, 50.5 ft. proposed along the western property line, Density 8 units permitted in APT/TH zone per acre, 4.48 units proposed, Minimum Tract size 5 acres required, 4.46 acres existing and provided, Setback from Street ROW 50 ft. required, 43.2 ft. proposed, Setback from property lines 25 ft. required, 14.5 ft. proposed; Building Spacing Window Wall to Window Wall 60 ft. required, 44.2 ft. proposed,, Building Spacing to Parking Area 15 ft. required, 10 ft. proposed, Freestanding Sign Setback in the R 100 zone is 50 ft., NC zone is 15 ft. and 5.7 ft. proposed, and Directional Signage to be determined **This application is carried from the October 14, 2015 Public Meeting for additional testimony and information to be supplied).**

**NEW BUSINESS**

- 1. SD15-301/Ellen Homes, Inc.  
Applicant and Property Owner: Ellen Homes, Inc.  
287 Cliffwood Avenue  
Block 183, Lot 7**

**(Minor Subdivision, Use Variance and Variances to subdivide existing Lot 7 into two single family residential lots. The preexisting nonconforming dwelling on proposed Lot.7.01 is to remain, however, this dwelling is a two story attached dwelling, 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).**

**NEXT PUBLIC MEETING**

**January 27, 2016**

**\*Note that the Public Meeting follows the Reorganization Meeting**





