TOWNSHIP OF ABERDEEN

ZONING BOARD OF ADJUSTMENT

PUBLIC MEETING

AGENDA

January27, 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**

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CONTINUED BUSINESS

1. 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, 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, 38.7 ft. existing and proposed; Side Yard Setback (each) 50 ft. required, 32/3 ft. previously approved, 35/2.9 existing and 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. **This application is carried with no further notice from the December 9, 2015 public meeting).**

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

(Site Plan application as a condition of approval of use variance to utilize the former Two Rivers Bank Building with drive thru aisles. **Applicant's attorney requested this application be carried to the January 27, 2016 Public Meeting, however, it will now be carried to an undetermined date).**

2. 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 was carried from the December 9, 2015 public meeting for insufficient noticing).**

MEMORIALIZATION OF RESOLUTIONS

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 **(Denied)**

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.

MEMORIALIZATION OF RESOLUTIONS (continued)

3. 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.

4. 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).

5. SP15-501 and SP 15-508/Wawa, Inc.
Applicant and Property Owner: Wawa, Inc.
204 Highway 35
Block 303, Lots 24 and 25

(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.

6. 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.

NEXT PUBLIC MEETING

February 24, 2016