

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING

AGENDA

February 24, 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 January 27, 2016.
4. **ROLL CALL**
5. **MINUTES: (January 13, 2016 Reorganization and Public Meetings)**

CONTINUED BUSINESS

1. **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 January 13, 2016 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 from the January 13, 2016 Public Meeting).**

2. V15-115/Corlito

**Applicant and Property Owner: Donna Corlito
Dba Donna Dootlitttle's Pet Sitting)
76 Cypress Lane
Block 68, Lot 4**

(Use Variance to maintain a pet sitting operation out of her home, where such business is not a permitted use in the R 75/PC single family residential zone. **Note that this application will be carried to the March 23, 2016 Public Meeting for insufficient noticing by the *Asbury Park Press*).**

3. V 15-116/Randazzo and Ciprianno

**Applicant and Property Owner: Nichole Randazzo and Isabella Ciprianno
14 Avalon Lane
Block 14, Lot 11**

(Variance request to install a 20 ft. x 44 ft. steel wAll in ground pool, in second front yard (Line Road), 39 ft. from property line, where accessory structures are not permitted in the front yard; maintain existing 6 ft. chain link fence in second front yard (Line Road) where fences are not permitted in front yards in the R 75/PC zone).

MEMORIALIZATION OF RESOLUTIONS

1. 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.**)

2. 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**))

3. 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.

4. 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

March 9, 2016

