

**TOWNSHIP OF ABERDEEN**  
**ZONING BOARD OF ADJUSTMENT**  
**PUBLIC MEETING**  
**AGENDA**

**March 9, 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**

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**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).**

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**NEW BUSINESS (continued)**

- 2. SP16-501/H&D Shah Coffee and Donuts**  
**Applicant: H&D Shah Coffee and Donuts Corp.**  
**Dbn Dunkin Donuts**  
**Property Owner: Future Land Investment**  
**189 Highway 35**  
**Block 226, Lot 1.01**

(Site Plan approval as condition of Use Variance granted under V15-109 to redevelop a former bank building into a Dunkin Donuts and Baskin Robbins establishment with drive thru and by pass aisles. A 148 sq. ft. addition on the rear of the building is proposed in addition to construction of a refuse area, parking, lighting, signage and landscaping on property located in the Highway Commercial (HC) zone. **Variances** required for (1) Minimum Lot Depth 150 ft. required, 106 ft. existing and proposed; (2) Minimum Front Yard Setback 50 ft. required, 42 ft. existing and proposed; (3) Minimum Gross Floor Area 3,000 sq. ft. required, 2,388 sq. ft. existing and proposed; (4) Two roof mounted, illuminated signs proposed on the Highway 35 building side, one for each business name, and the Angel Street façade exhibits one sign board with both business names, and variances required for number of attached signs per façade and total area of attached signs; (5) The Highway 35 sign requires a variance from roof mounted signage, but below the ridge line, where signs are permitted attached to the building façade; (6) Variance required for 36 sq. ft., 15 ft. high pole mounted identification sign 5 ft. from the right of way of Highway 35 where 20 ft. minimum is required; (7) Variance required for two additional free standing signs proposed as part of the menu board/ordering station, one 15 sq. ft. and approximately 6 ft. high and the menu/ordering board is approximately 53 sq. ft. and 7 ft. tall, where the Ordinance permits one free standing sign; (8) Variance required for the informational/directional sign over the drive thru canopy, 6 ft. long, 7 inches high, topped by 5 inch high letters spelling “Order Here”, where 2 sq. ft. maximum is permitted for directional/informational signage).

**MEMORIALIZATION OF RESOLUTIONS**

- 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 units (**Denied**).

**MEMORIALIZATION OF RESOLUTIONS (continued)**

- 2. 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).
- 3. 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**))
- 4. 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.
- 5. 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 23, 2016**





