

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

April 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 January 27, 2016.
4. **ROLL CALL**
5. **MINUTES (February 10, 2016 Public Meeting)**

NEW BUSINESS

1. **V16-102/Hammond**
Applicant and Property Owner: Tammy Hammond
Rose Street and Monmouth Avenue
Block 163, Lot 1

(**Variance** request to construct single family residential home. Variances required for Lot Area 6,000 sq. ft. required, 3,600 sq. ft. existing and provided; Lot Frontage 60 ft. required, 40 ft. existing and provided; Lot Width 60 ft. required, 40 ft. existing and provided, Front Yard Setback 25 ft. required, 8 ft. proposed for second front yard, on property in the R 60 single family residential zone).

CONTINUED BUSINESS

1. **SP15-505(Revised)/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 (revised)** 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 February 10, 2016 public meeting for additional testimony).**

MEMORIALIZATION OF RESOLUTIONS

1. **V 15-109/H&D Shah Coffee and Donuts Corporation**
Applicant: H&D Shah Coffee and Donuts Corporation
Db a Dunkin Donuts and Baskin Robbins
Property Owner: Future Land Investment
189 Highway 35, Block 226, Lot 1.01

(Use **Variance** granted to redevelop a former bank building and site into a Dunkin Donuts and Baskin Robbins establishment with drive thru and by pass aisles, in the HC (Highway Commercial) Zone).

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 units (**Denied**).

MEMORIALIZATION OF RESOLUTIONS (continued)

- 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. V16-103/Hanrahan**
Applicant and Property Owner: James Hanrahan
10 Dolan Avenue
Block 257, Lot 1.01

(Use Variance to erect 6 ft. fence in second front yard (Sinnet Place), where 6 ft. fences are not permitted in a front yard area in the R 75 single family residential zone).

- 6. V16-105/Conroy**
Applicant and Property Owner: Erin Conroy
125 Arlington Avenue
Block 178, Lots 1 and 13

(Use Variance to erect 6 ft. fence in second front yard (Delaware Avenue), where 6 ft. fences are not permitted in a front yard area in the R 60 single family residential zone).

MEMORIALIZATION OF RESOLUTIONS (continued)

- 7. V 16-107/Mallett**
Applicant and Property Owner: Art Mallett
149 Idlewild Lane
Block 56, Lot 12

(**Variance** to install a 21 ft. round above ground pool with a 5 ft. x 13 ft. attached deck and maintain an existing 8 ft. x 12 ft. shed. Proposed pool is 8 ft. and 6 ft. to house where 10 ft. minimum required, and 4 ft. to side property line where 10 ft. minimum required. Existing shed is 2 ft. to side property line where 3 ft. is required, and 1 ft. to rear property line where 3 ft. is required, on property located in the R 75/PC single family residential zone).

NEXT PUBLIC MEETING

May 11, 2016

