

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING

AGENDA

May 11, 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**

NEW BUSINESS

1. **V16-101/Ruach Chaim (dba Yehsiva Gedolah)**
Applicant: Ruach Chaim dba Yeshiva Gedolah
Property Owner: Meinzer Street Development, LLC
197A Meinzer Street
Block 198, Lots 11 and 12

(Use Variance application to permit Ruach Chaim, Inc., dba Yeshiva Gedolah, to develop subject property as a private religious educational academy of learning, with a synagogue/educational center/cafeteria, gymnasium/recreational center, dormitories, and married couples apartment building for married students and their family. Use Variance also includes, in addition to the use, density and height variances. The property is located in the R 100 single family residential zone, where this use is not permitted. **Note: This application will not be heard this evening, and the applicant will be required to renounce once their application is deemed complete).**

2. **SP12-522/McDonald's Real Estate Company**
Applicant and Property Owner: McDonald's Real Estate Company
1108 Highway 34
Block 89, Lots 2.02 and 3

(Request for **extension** to their April, 2013 site plan approvals to demolish the existing McDonald's and construct a new McDonald's).

MEMORIALIZATION OF RESOLUTIONS

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).

2. 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).

3. 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**).

4. 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**))

5. V15-112/Lowrey

Applicant and Property Owner: David and Jennifer Lowrey
38 Ivanhoe Lane
Block 59, Lot 10

(**Revision** to resolution adopted February 10, 2016).

NEXT PUBLIC MEETING

May 25, 2016

