

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

**AGENDA**

**June 8, 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 24, 2016)**

\*\*\*\*\*

**NEW BUSINESS**

1. **V 16-100/Sefack**  
**Applicant and Property Owner: Kimberly Sefack**  
**772 Cliffwood Avenue**  
**Block 328, Lot 3**  
(Demolish existing single family home and construct new two story single family home  
**Variiances** required for side yard setback 7 ft. required, 3 ft. proposed; accessory building side yard setback (garage) 3 ft. required, 2.06 ft. existing and proposed, for property located in the R 50 single family residential zone).
2. **V16-106/GJT, LLC**  
**Applicant and Property Owner: GJT, LLC**  
**308 Archie Street**  
**Block 202, Lot 3**  
(Request **amendment** to V1985-7 variance approvals for construction of a single story home to construct a two story single family detached dwelling in the R 100 single family residential zone. **Variiances** required for Lot Area 5,000 sq. ft. (approved in 1985) where 10,000 sq. ft minimum lot area required; Lot Frontage 50 ft. (approved in 1985) where 100 ft. minimum required; Lot Width 50 ft. (approved in 1985) where 100 ft. minimum required; Side Yard Setback (both) 25% permitted, 20% proposed and 14% approved in 1985; Rear Yard Setback 25 ft. required, 25 ft. approved in 1985, and 29 ft. proposed; Maximum Principal Building Coverage 20% permitted, 18.7% approved in 1985, and 21.6% proposed. Architecturals have yet to be provided).

**NEW BUSINESS (CONTINUED)**

3. **V16-109/Devju**  
**Applicant and Property Owner: Al Devji**  
**20 Inglewood Lane**  
**Block 108, Lot 5**

(Use **Variance** to construct 6 ft. fence in second front yard (Van Brackle) where fences are not permitted in front yard, in the PC zone).

4. **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**

(Bifurcated **Use Variance application** to permit Ruach Chaim, Inc., dba Yeshiva Gedolah, to develop subject property as a private religious educational academy of learning, with four separate structures, a synagogue/educational center/cafeteria, gymnasium/recreational center, a 160 bed dormitory, and a 42 unit married students apartment building and their families. 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. Proposed density for the married couple apartments is 13.8 dwelling units per acre proposed, where 6.97 dwelling units per acre is permitted; gross tract density of 13.8 dwelling units per acre proposed for the dormitories, where 4.35 dwelling units are permitted per acre. Height Variance proposed at 41 ft. for the married student apartment building, where 35 ft. maximum is permitted in the zone. **Note: This application is carried from the May 11, 2016 Public Meeting, where jurisdiction was not accepted. Renoticing is required).**

**CONTINUED BUSINESS**

1. **SP16-501 (rev)/H&D Shah Coffee and Donuts Corp.**  
**dba Dunkin Donuts and Baskin Robbins**  
**Applicant: H&D Shah Coffee and Donuts Corp.**  
**Property Owner: Future Land Investment**  
**189 Highway 35**  
**Block 226, Lot 1.01**

(**Revised minor site plan** application (use variance approved under V15-109) to permit former bank building to be converted to a drive thru Dunkin Donuts/Baskin Robbins. Site Plan revised for truck delivery circulation plan, type of delivery trucks, parking, lighting, signage, refuse enclosure, widened by pass lane details, landscaping, buffers, additional sidewalks, with necessary variances for same. This application is carried from the February 24 and March 23 Public Meetings. **VOTE ONLY).**

**CONTINUED BUSINESS (continued)**

**2. 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 March 9 and May 25, 2016 Public Meetings).**

**MEMORIALIZATION OF RESOLUTONS**

**1. 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).

**2. 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).

**3. 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).

**MEMORIALIZATION OF RESOLUTIONS (continued)**

4. **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 **Variations**, 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**).

5. **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**))

**NEXT PUBLIC MEETING**  
**June 22, 2016**



