

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

June 22, 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**

CONTINUED BUSINESS

1. **V15-115/Corlito**
Applicant and Property Owner: Donna Corlito
Db a Donna Doolittle'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 PC single family residential zone. This application is carried from the March 23 Public Meeting for testimony. **This application is carried from the May 25 Public Meeting for additional information/meeting with the applicant and the Health Department.**

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).**

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NEW BUSINESS

1. V16-108/Wilson

Applicant: Robert Wilson

Property Owner: Robert Wilson and Harry Enoch

Db a Weathervane Services, Inc.

220 Cliffwood Avenue

Block 165, Lot 1

(**Amended Use Variance** application to raise roof on existing garage building, by removing existing flat roof and replacing with a gable and truss system. Applicant previously testified the building would not have to be changed. Applicant received use variance approval under V15-106 to use this property for truck storage, and use the garage for minor vehicle maintenance and repairs and for storage, along with site improvements).

2. V16-110/Dominczak

Applicant and Property Owner: Krzysztof Dominczak

423 Line Road

Block 56, Lot 9

(**Use Variance** to relocate existing 5 ft. high fence to property line of second front yard where fences are not permitted in front yard area (Imbrook Lane) in the PC zone, and install 16 ft. x 34 ft. in ground pool with walkway 35 ft. from second front yard, where pools are not permitted in front yards).

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 **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**)).

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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. 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).

- 5. 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).

- 6. 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).

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MEMORIALIZATION OF RESOLUTIONS (continued)

- 7. 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.).

**NEXT PUBLIC MEETING
July 13, 2016**

