

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

**July 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 (March 23 and April 13, 2016 Public Meetings)**

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**CONTINUED BUSINESS**

1. **SP15-505/6507 Amboy Road, LLC**  
**Db a John Vincent Scalia Home for Funerals**  
**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 May 25, 2016 public meeting for additional testimony).**

**CONTINUED BUSINESS (continued)**

2. **V16-104/Korkowski**  
**Applicant: John Frankiewicz for Raymond Korkowski**  
**Db a J.F. General Contracting/John Frankiewicz**  
**Property Owner: Raymond Korkowski**  
**357 Riverdale Drive**  
**Block 247, Lot 2**

(**Variance** to construct new two story single family home. Original 1-1/2 story nonconforming home destroyed by fire. Variances required for Front Yard Setback 13-1/2 ft. proposed to new covered porch, 19.17 ft. existed on former home, and 25 ft. minimum required; distance to top of bank 35 ft. +/- proposed, 45 ft. +/- existed on former home, and 100 ft. minimum required. Proposed new home to include second story deck and first floor hot tub enclosure, on property located in the R50 zone. **This application is carried from the May 25 Public Meeting, jurisdiction accepted, with no testimony. Applicant needs to secure an attorney).**

**NEW BUSINESS**

1. **V 16-111/Hicks**  
**Applicant: Charles Hicks**  
**Property Owners: Charles and Christina Hicks**  
**12 Lake Boulevard**  
**Block 26, Lot 1**

(**Variance** request to install 6 ft. in two front yards (Lake Boulevard and Second Street), where 6 ft. fences are not permitted in front yard areas, on property located in the R 75 zone).

**MEMORIALIZATION OF RESOLUTIONS**

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).

**MEMORIALIZATION OF RESOLUTIONS (continued)**

2. **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).

3. **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).

4. **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, subject to site plan approval, in the HC (Highway Commercial) Zone).

5. **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**)).

**MEMORIALIZATION OF RESOLUTIONS (continued)**

6. **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**))

7. **V 16-100/Sefack**  
**Applicant and Property Owner: Kimberly Sefack**  
**772 Cliffwood Avenue**  
**Block 328, Lot 3**

(Variance request to demolish existing single family home and construct new two story single family home **Variances** required for side yard setback 7 ft. required, 3 ft. proposed to new home; accessory building to remain with side yard setback (garage) 3 ft. required, 2.06 ft. existing and proposed, for property located in the R 50 single family residential zone).

8. **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. **Variances** 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).

9. **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).

**MEMORIALIZATION OF RESOLUTIONS (continued)**

- 10. 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 27, 2016\***

**\*Please note: the July 27, 2016 Zoning Board Public Meeting will be held at the**

**Cliffwood Beach Community Center  
651 Prospect Avenue  
Cliffwood Beach, NJ**



