

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

**July 27, 2016**

**Wednesday, 7:30 p.m.**

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**\*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**

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**

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## Zoning Board Public Meeting Agenda\*

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### NEW BUSINESS

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

(Birfucated 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 and June 8, 2016 Public Meetings. No testimony has been given and renoticing is required for the change in location of the meeting from the Aberdeen Township Municipal Building to the Cliffwood Beach Community Center, 651 Prospect Avenue, Cliffwood Beach, NJ).**

### MEMORIALIZATION OF RESOLUTIONS

1. **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**).

2. **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**))

**MEMORIALIZATION OF RESOLUTIONS (continued)**

**3. 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. fence 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).

**4. 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.).

**5. 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.)

**6. 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)**

7. **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).

**NEXT PUBLIC MEETING**

**August 10, 2016**

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



