

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT

PUBLIC MEETING

AGENDA*

August 30, 2016

Tuesday, 7:00 p.m.

***Please note: the August 30, 2016 Zoning Board Public Meeting will be held on Tuesday, August 30, 7 p.m. in the Municipal Building, Township of Aberdeen.**

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 August 17, 2016.
4. **ROLL CALL**
5. **MINUTES (June 8 and June 22, 2016 Zoning Board Public Meetings)**

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 July 13, 2016 public meeting for additional testimony).**

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**))

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.).

MEMORIALIZATION OF RESOLUTIONS (continued)

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).

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

September 7, 2016**

***Please note: the August 30, 2016 Zoning Board Public Meeting will be held on Tuesday, August 30, 7 p.m. in the Municipal Building, Township of Aberdeen.**

****Please note the September 7, 2016 Zoning Board Public Meeting will be held on Wednesday, September 7 at the Cliffwood Beach Community Center, 651 Prospect Avenue, Cliffwood Beach, NJ. The meeting will start at 7 p.m. and the agenda item is V16-101/Ruach Chaim (dba Yeshiva Gedolah)**

