

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING

AGENDA

September 28, 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 (June 8 and June 22, 2016 Zoning Board Public Meetings)**

CONTINUED BUSINESS

1. **V15-115/Corlito**
Applicant and Property Owner: Donna Corlito
(dba Donna Doolittle's Pet Sitting)
76 Cypress Lane
Block 68, Lot 4

Use **Variance** request 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 June 22, 2016 Public Meeting at the request of the applicant;** additional testimony requested by the Board).

NEW BUSINESS

1. **V16-112/Coppins**
Applicant and Property Owner: Dana Coppins
880 South Concourse
Block 352, Lot 6

(**Variance** request to (1) construct an 8 ft. x 20 ft. shed in side and front yards where accessory structures are not permitted, with proposed side yard setback 1 ft. where 3 ft. minimum required and 1 ft. from principal structure (house) where 10 ft. minimum required; (2) construct a 12.7 ft. x 7 ft. and a 7.10 ft. x 10 ft. first floor addition with a 10 ft. x 10 ft. covered porch, with proposed front yard setback 18 ft. where 25 ft. is required; (3) building coverage 25% permitted, 27% existing and 33% proposed in the single family R 50 zone).

NEW BUSINESS (continued)

2. V16-114/DeNardo

Applicant and Property Owner: Joanne DeNardo
90 Fordham Drive
Block 98, Lot 10

(**Variance** request to maintain 8 ft. x 10 ft. shed, set back 1.4 ft. to side property line where 3 ft. required, 5.9 ft. to house where 10 ft. minimum required, and 4.6 ft. to pool where 10 ft. minimum required. Building coverage 6% where 5% maximum permitted for accessory structures, on property located in the PC single family residential zone).

3. V 16-115/Strano

Applicant and Property Owners: Richard and Germaine Strano
103 Ivy Way
Block 83, Lot 29

(**Variance** request to maintain a (1) 12 ft. x 14 ft. roofed rear deck, “0” feet to side property line where 7 ft. minimum required, with a (2) 16.8 ft. x 10 ft. shed attached 7 ft. to rear property line where 25 ft. required; (3) 11.9 ft. x 12.3 ft. enclosed sun room 15 ft. +/- to rear property line, where 25 ft. minimum required; (4) 11.2 ft. x 6.9 ft enclosed front porch; (5) fish pond in front yard where accessory structures are not permitted; (6) garage conversion; (7) building coverage 29% where 25% maximum on property located in the PC single family residential zone).

4. V 16-116/Rios

Applicant and Property Owners: Ricco and Jocelyn Rios
102 Irongate Lane
Block 71, Lot 1

(Use **Variance** request to install 6 ft. high fence in second front yard (Ivyhill Drive), where 6 ft. fences are prohibited on property located in the PC single family residential zone).

5. V16-117/Freidman

Applicant and Property Owners: Allison and Neil Friedman
7 Bailey Road
Block 39, Lot 4.06

(**Variance** request to install a hot tub on exiting patio 6 ft. from home where 10 ft. minimum required, on property located in the R 100 single family residential zone). .

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 **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**).

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 variations 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

Wednesday, October 26

