

**TOWNSHIP OF ABERDEEN  
ZONING BOARD OF ADJUSTMENT**

**PUBLIC MEETING**

**AGENDA**

**October 12, 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**

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**CONTINUED BUSINESS**

1. **V 16-115 Revised)/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. **This application is carried from the September 28 Public Meeting for information about a possible sanitary sewer easement in rear yard, and revised survey showing easement, if applicable.**).

**NEW BUSINESS**

1. **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. **This application is carried from the September 28 Public Meeting for additional noticing**).

**MEMORIALIZATION OF RESOLUTIONS**

**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). **Denied**

**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 16-116/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).

**4. 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**))

**5. SP15-505/6507 Amboy Road, LLC, DbA 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. (**Denied**)

**MEMORIALIZATION OF RESOLUTIONA (continued)**

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, 2016 (Municipal Building)**  
**Wednesday, November 30, 2016\***

**\*Note the Public Meeting scheduled for Wednesday, November 9, 2016 for continuation of the Ruach Chaim (dba Yeshiva Gedolah) application is CANCELLED. Their next meeting will be at the Cliffwood Beach Community Center on Wednesday, November 30, 7 p.m.**



