

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

June 25, 2014

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 March 18, 2014.
4. **ROLL CALL**
5. **MINUTES (May 14, 2014 Public Meeting)**

CONTINUED BUSINESS

1. **V13-104 (revised)/Saad**
Applicant and Property Owner: Emad Saad
59 Wilson Avenue
Block 120, Lot 6

(Revised Variance application; based on revised survey prepared 6/6/2014, the variances are: (1) existing trees are in public right of way; (2) existing Jarith fence is 5 ft. high (not 4-1/2 ft. as previously testified to), and is located 3 ft., 1.5ft., 1.2 ft. and 0.8 ft. inside front property line, where 4 ft. high fences are permitted in front yard and over 4 ft. high must be located 35 ft. back from front property line; (3) maintain existing 54 inch +/- stone pillars (no height given on revised survey) located 0.5 ft. inside front property line, where maximum height for structures in a front yard is 4 ft., and structures over 4 ft. must be 35 ft. back from front property line; (4) maintain gates connected to pillars (no height given but applicant testified the gate is 54 inches high and no set back to gate given, but structures in a front yard cannot be over 4 ft., and if over 4 ft. must be located 35 ft. back from property line; (5) maintain 5 ft. high solid vinyl fence on right side of property line, sitting on a concrete wall that was testified to be an 18 inch high knee wall, where 4 ft. high fences are permitted in a front yard and over 4 ft. must be located 35 ft. back from property line. Applicant has testified he will change out post to post two panels of this solid vinyl fence with a Jarith fence. **This application was carried to the May meeting for the applicant to obtain a new survey, which was not prepared in time for the May meeting)**

NEW BUSINESS

1. **V14-102/SP14-503/241 Cliffwood Properties, LLC**
Applicant: 241 Cliffwood Properties, LLC
Property Owners: Joseph, Sharon, Felicia, Dennis and Gary Bruno
239, 241, 255-277 Cliffwood Avenue
Block 183, Lots 7, 11, 11.01, 12 and 12.01

(**Bifurcated use variance** application to construct seven (7) multifamily residential buildings, consisting of 66 residential units, including up to ten (10) COAH units, on property located in the NC Zone (front of property) and the R 100 zone (rear of property), where multifamily dwellings are not a permitted use).

Memorialization of Resolution

1. **V14-104/Walker**
Applicant and Property Owner: Carol Walker
1011 North Concourse
Block 376, Lot 10

(**Variance** request to maintain first floor deck, 12.2 ft. x 15 ft. and second story balcony 7-1/2 ft. x 10 ft. over first floor deck, built without prior approvals during reconstruction of existing home, located in the R50 zone. Set back of deck and balcony is approximately 18 ft. to top of back where 100 ft. minimum is required).

NEXT PUBLIC MEETING

July23, 2014

