

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

**September 10, 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**

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**NEW BUSINESS**

1. **V14-109/Santapaola**  
**Applicant and Property Owner: Ernest Santapaola**  
**100 Idlewild Lane**  
**Block 58, Lot 6**

(Variance request to maintain 224 sq. ft. children's playhouse in rear yard where playhouses are not a permitted use, and existing 10 ft. x 12 ft. shed less than 3 ft. to side property line where 3 ft. minimum is required, on property located in the R75/PC zone.

2. **V14-105/Jaffrey**  
**Applicant and Property Owner: Ferkhanda Jaffrey**  
**477 Angel Street**  
**Block 225, Lot 2**

(Use Variance request to convert single family home into a two family home with the addition of a second story, on property located in the R 100 single family residential zone).

**MEMORIALIZATION OF RESOLUTIONS**

1. **V 14-107/Gephardt**

**Applicant and Property Owner: Margaret and Michael Gephardt**  
**893 Brookside Avenue**  
**Block 350, Lot 2**

(**Variance** request to maintain 12 ft. round above ground pool 6 ft. and 7 ft. to side property lines where 10 ft. minimum is required, and 6 ft. to rear property line where 10 ft. minimum is required, and reaffirm variance condition of 1.1 ft. +/- to side property line of existing home, where 7 ft. minimum required, and Lot Area of 2,500 sq. ft. where 5,000 sq. ft. minimum required, on property located in the R 50 single family residential zone).

2. **V14-101/Calvary Community Church**

**(formerly Missions Beyond Borders Corp.)**

**Applicant: Calvary Community Church**  
**Property Owner: Pamela Faber and Andrew Piscatelli**  
**111 Highway 35 at County Road**  
**Block 227, Lot 1, Block 231, Lot 1**

(Use **Variance** application to permit Calvary Community Church to occupy two units in a retail shopping center in the "LI" (Light Industrial) Zone, where churches or houses of worship are not a permitted use).

3. **V14-108/Piscatelli**

**Applicant: Andrew Piscatelli, Jr.**  
**Property Owner: Pamela Faber and Andrew Piscatelli**  
**111 Highway 35 at County Road**  
**Block 227, Lot 1, Block 2321, Lot 1**

(**Interpretation** to determine if the former use of the property, commonly known as Commerce Plaza, can be applied to the proposed business (Air + Company) seeking to occupy a large portion of the vacant units formerly occupied by Fun Time America, which was an amusement arcade, as a Conditional Use, since abandoned. If the interpretation is denied, the applicant is applying at the same time for a **Use Variance**. Existing signage to be refaced).

MEMORIALIZATION OF RESOLUTIONS (continued)

4. **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.

5. **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. **This application was originally scheduled for the June meeting, which was cancelled).**

**NEXT PUBLIC MEETING**

October 22, 2014

**Note: There is no public meeting September 24, 2014**







