

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT

PUBLIC MEETING

AGENDA

November 12, 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 (September 10, 2014 Public Meeting)**

CONTINUED BUSINESS

1. **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. **Jurisdiction was accepted on this application at the September meeting; the application was carried without further notice to the October 22 Public Meeting; the applicant's attorney is requesting this be carried to the November 12 Public Meeting**).

NEW BUSINESS

1. **V14-110/Schwartz**
Applicant and Property Owner: Avram Schwartz
24 Inglewood Lane
Block 110, Lot 54

(**Variance** request to install a 6 ft. fence in second front yard (Van Brackle Road) within a planting easement as well as a telephone and sanitary sewer easement, in the R75/PC zone, where 6 ft. fences are not permitted in a front yard area. **This application is carried from the October 22 Public Meeting for noticing deficiency**).

NEW BUSINESS (continued)

2. **V14-111/Rios**
Applicant and Property Owner: Ricco and Jocelyn Rios
102 Irongate Lane
Block 71, Lot 1

(**Variance** request to construct a 21 ft. x 9 ft. covered front porch; variance required for building coverage 23% proposed, 20% permitted, on single family home in the R75/PC zone. **This application is carried from the October 22 Public Meeting for noticing deficiency**).

MEMORIALIZATION OF RESOLUTIONS

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.

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MEMORIALIZATION OF RESOLUTIONSD (continued)

2. 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.

NEXT PUBLIC MEETING

December 10, 2014

