

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

December 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**

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 from the October to the November 12 Public Meeting, where it could not be heard due to lack of a quorum).**

NEW BUSINESS

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

(Use **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 November 12 Public Meeting, where it could not be heard due to lack of a quorum).**

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.

NEXT PUBLIC MEETING

January 28, 2015 (Reorganization and Public Meeting)

